

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs
Staff Report to the Board of County Commissioners**

PH: Z11-037 (12-1-CZ8-2)

**May 17, 2012
Item No. 1**

Recommendation Summary	
Commission District	2
Applicant	King Metal Recycling, LLC.
Summary of Requests	The applicant is seeking to allow a zone change to IU-3 and to permit a recycling center spaced less than required from residences. The applicant also seeks to permit the recycling plant with variances to the setback, parking and drives and other zoning regulations.
Location	8600 NW 36 Avenue, Miami-Dade County, Florida.
Property Size	2 gross acres
Existing Zoning	GU
Existing Land Use	Recycling plant
2015-2025 CDMP Land Use Designation	Industrial and Office (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (<i>see attached Zoning Recommendation Addendum</i>)
Recommendation	Approval, subject to the acceptance of the proffered covenant

On February 12, 2012, the Community Zoning Appeals Board (CZAB) #8, denied without prejudice the entire application by a vote of 3 to 2, pursuant to Resolution #CZAB8-3-12. Subsequently, on February 27, 2012, the applicant appealed the CZAB-8's decision to the Board of County Commissioners (BCC) citing that the Board's decision to deny the application was, void of the data and scientific values presented by the applicant and contrary to the recommendation of the Permitting, Environment and Regulatory Affairs Department or its successor Department.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU to IU-3.
- (2) SPECIAL EXCEPTION to permit the metal recycling facility to be spaced less than the required 500' from any RU or EU zoning district.
- (3) NON-USE VARIANCE to permit a proposed building setback a minimum of 4' (20' required, 14' previously approved) from the front (east) property line and setback a minimum of 12' 10" (15' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE to permit 19 parking spaces (36 required).
- (5) NON-USE VARIANCE to permit a one-way drive with a minimum width of 12' 10" (14' required).

- (6) NON-USE VARIANCE to waive the zoning regulations requiring recycling operations to be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls.
- (7) NON-USE VARIANCE to permit a wall with a height of 16' (4' maximum permitted) along the front (east) property line.
- (8) NON-USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall to not exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets.

PROJECT DESCRIPTION:

The submitted plans depict the recycling center facility with the existing office additions encroaching into the front (east) setback area. The plans also depict the proposed wall along the front (east) property line.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; recycling plant	Industrial and Office
North	GU; vacant land	Industrial and Office
South	GU; cannery	Terminals
East	RU-1: single-family residences	Low Density Residential (2.5 to 6 du)
West	GU; rail yard	Terminals

NEIGHBORHOOD COMPATIBILITY:

The 2-acre subject parcel contains an existing metal recycling facility that was previously approved as a steel fabrication plant in 1955. On the west side of NW 36th Avenue from NW 83 Street to NW 96th Street are industrial uses, the type of uses include railroad and sand yards to the south and west of the subject property; and to the north of the subject property, a liquid petroleum storage facility, auto wholesale distributor and warehouse carrier storage, a steel products rolling and manufacturing operation, lumberyard and rebar steel works mill, commercial vehicle storage and towing yard. On the east side of NW 36 Avenue, across the street from the subject property, there is a block of single family residences that face east, away from the subject property. The single family residences that are north of this block all face west and front directly onto the existing industrial uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to IU-3 industrial uses which could be an economic benefit to the County by maintaining the availability of such jobs in this area. Although the proposed IU-3 zoning is in close proximity to residences and could have a negative visual and noise impact on same, there have been approved industrial uses on the west side of NW 36 Avenue since the 1950's.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Industrial and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses*. The proposed zoning district and the proposed use are **consistent** with the industrial uses permitted under the Industrial and Office land use category. Additionally, **Objective LU-4** requires that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community*. Staff notes that the subject property and the abutting properties to the north, which are all located to the east of and abutting NW 36 Avenue, are designated Industrial and Office on the LUP map of the CDMP. Further, staff notes that the uses on these properties are industrial. The properties located to the south and west are designated Terminals on the LUP map of the CDMP. The CDMP Land Use Element interpretative text, Terminal land use category, allows rail yards and industrial uses and similar uses that are customary and incidental to the primary railroad use. As such, staff opines that the rezoning of the subject property to IU-3 would bring the property into conformity with the Industrial and Office designation of the property on the CDMP LUP map as well as the industrial uses that currently exist or are planned on the properties designated for Terminal use to the south and west.

However, staff also notes that the properties located to the east of NW 36 Avenue, are primarily developed with residences. **Policy LU-4D** requires that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements*. The submitted plans indicate that the recycling facility is developed with the operational and more intensive uses located away from the residences and the offices are located close to NW 36 Avenue, abutting the residences. Further, the applicant is requesting approval of an existing 16' high wall along the front (east) property line, which in staff's opinion, will mitigate any negative visual or noise impacts on the residences to the east. As such, staff opines that approval of the requests to rezone the property for an industrial use would be **compatible** with the surrounding area and **consistent** with CDMP Land Use Element **Objective LU-4** and **Policy LU-4D** and the CDMP LUP map designation for the entire subject property.

ZONING ANALYSIS:

When the applicant's request to rezone the 2-acre parcel to IU-3, Unlimited Industrial Manufacturing District (request #1), is analyzed under Section 33-311, District Boundary Change, and request #2, to allow the metal recycling facility spaced less than the required 500' from any residential district is analyzed under Section 33-311(A)(3), Special Exception, Unusual and New Uses, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. With conditions, staff notes that the approval of the applicant's request to rezone the property and to allow the continued use as a recycling facility will be **consistent** with the Industrial and Office designation of the property on the LUP map of the CDMP. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on the recommendations and/or information contained in memoranda from the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department, and the Public Works and Waste Management Department. Additionally, staff notes that the subject property abuts a rail yard facility to the west which, in staff's opinion, could enhance the transportation efficiencies of the facility in the future.

Staff notes that pursuant to Resolutions #3662 and #3667, adopted by the Board of County Commissioners (BCC) in April 1950, the subject property was a part of a larger tract of land that was rezoned to GU, Interim District, and granted the Dade County Planning, Zoning and Building and its Director, the authority "to issue any and all permits for all types of industrial and commercial uses..." The parcel that was the subject of the rezoning extended from approximately NW 83 Street to NW 97 Street, west of NW 36 Avenue, which includes the subject parcel which is located at 8600 NW 36 Avenue. In April 1955, pursuant to Resolution #8165, the subject property was approved to allow a steel fabrication plant. Subsequently in April 1961, said plant was expanded pursuant to Resolution #ZAB-35-61, to permit the plant within 64' of residential properties, where a 500' spacing is required from residential properties. As such, staff opines that the rezoning of the property to IU-3 is consistent with County Commission Resolutions #3662 and #3667.

Staff opines that the requested special exception (request #2), is similar to and compatible with the previously approved steel fabrication plant that was approved in 1961, which was spaced less than allowed from residential properties. As such, staff opines that approval of this request will not result in a change in the character of the neighborhood and would not result in excessive noise or traffic. However, due to the proximity to the residential properties, staff recommends as a condition for approval, that operations be restricted to days and hours that would not have a negative impact on the quality of life of the residents located to the east. Therefore, staff opines that approval of the district boundary change to allow the continued use of the property as a recycling facility will be **compatible** with the surrounding area. However, staff notes that the proposed IU-3 zoning would allow other uses that could have a negative visual and noise impact on the residences in the area. Consequently, the applicant has proffered a covenant restricting the use of the property to the recycling facility only and restricting the days and hours of operation for the facility. **Staff therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2 under Section 33-311(A)(3), Special Exception, Unusual Uses and New Uses.**

When requests #3 through #8 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of these requests will maintain

the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff's analysis of the applicant's request for variances to the setback regulations (request #3) indicated that the subject site was previously approved to allow the facility to setback 14' from the front (east) property line and that the applicant is now requesting an additional 10' encroachment. The submitted plans indicate that the encroachment is the result of a previous expansion of the office building into the front (east) setback area. Said plans indicate that the building will be approximately 19' in height, and that the wall along the front (east) property line will be 16' high, both of which will provide an adequate visual and noise buffer for the industrial operations both within and outside the buildings on the 2-acre subject parcel. Further, staff notes that the 2'-2" encroachment into the interior side (north) setback area is minimal and will not have a negative visual or noise impact on the adjacent property to the north which is also designated Industrial and Office on the CDMP LUP map and which would allow uses that are similar to and more intensive than being requested on the subject property.

Staff is supportive of the applicant's request, with conditions, to allow the wall to exceed the maximum height allowed by 8' (request #7) and to allow said wall within 10' of the edge of driveway leading to a public right-of-way (request #8). In staff's opinion, the increased wall height in conjunction with the layout of the site which indicates the two-story office building located to the front (east) of the property with the operational and storage areas located to the west of and behind them, will mitigate the noise and visual impacts of the industrial uses on the residential properties located to the east. In staff's opinion, approval of the aforementioned requests is integral to the approval of request #6, which would allow the applicant to conduct recycling activities outside of a building or behind enclosed walls on the site.

Further, staff opines that approval of requests #4 and #5, would not have a negative impact on the surrounding area, or result in the spillage of parking onto the abutting roadways and negatively affect traffic on same. The submitted plans indicate a traffic circulation pattern on the site which includes the one-way drive that is the subject of request #5, which staff opines will provide adequate stacking for the pickup and delivery of inventory thus mitigating the need for customer parking spaces. Further, staff opines that approval with conditions of the applicant's request to provide less parking spaces than required will not have a negative impact on the surrounding area. However, staff recommends as a condition of approval, that no parking for employees or customers be allowed on the abutting right-of-way, NW 36 Avenue.

Based on the aforementioned, staff opines that the approval with conditions of requests #3 through #8 will not have a negative visual or noise impact on the surrounding area and would be **compatible** with same. **Staff therefore, recommends approval with conditions of requests #3 through #8, under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress points along NW 36 Avenue, the larger of which on the south allows both ingress and egress to the property. Additionally, the applicant has provided a one-way drive along the north property line circling to the rear (west) of the property, to provide for the drop off and pick up of inventory inside of the recycling facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #8.

CONDITIONS FOR APPROVAL (For requests #2 through #8 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That no parking be allowed offsite or along NW 36 Avenue and that the property owner create and maintain a traffic operations plan to keep vehicles off said right-of-way.
5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Permitting, Environment and Regulatory Affairs Department or its successor Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the use be permitted to operate only between the hours of 7:00 A.M. to 6:00 P.M. on Mondays through Fridays and from 8:00 A.M. to 5:00 P.M. on Saturdays and that the facility shall not operate on Sundays.
7. That the applicant comply with all conditions from the Environmental Quality Control Board of the Permitting, Environment and Regulatory Affairs Department or its successor Department.
8. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

ES:MW:GR:NN:JC:CH



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability,
Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

*NON
GAK*

ZONING RECOMMENDATION ADDENDUM

HISTORY

MOTION SLIPS*

DEPARTMENT MEMORANDA

DISCLOSURE OF INTEREST*

HEARING PLANS*

MAPS

*If applicable

1. KING METAL RECYCLING, LLC
(Applicant)

12-1-CZ8-2 (11-037)
BCC/District 02
Hearing Date: 05/17/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1950	Dade County Port Authority & Seaboard Airline Railroad	- Deletion of Agreement.	BCC	Approved
1950	Dade County Port Authority & Seaboard Airline Railroad	- Relinquish Jurisdiction.	BCC	Approved
1955	Nathan Adelman	- Use Clarification permitting a IU-1 use.	BCC	Approved
1961	Adelman, Adelman & Coverman	- Variance for spacing & setback requirement.	ZAB	Approved with Condition(s)
1961	Adelman, Adelman & Coverman	- Variance for spacing requirement to permit expansion of steel fabrication plant & setback requirement.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP**

A

APPLICANT'S NAME: **KING METAL RECYCLING, LLC**

REPRESENTATIVE: **Pedro Amador**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
12-1-CZ8-2 (11-037)	February 15, 2012	CZAB8	3	12

REC: Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #8.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/LEAVE TO AMEND

☒ DENY: ☐ WITH PREJUDICE ☒ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

☐

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE			X
COUNCILMAN	M	Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN	X		
VICE CHAIRMAN		Fredericke Alan MORLEY		X	
CHAIRWOMAN		Joy J. DAVIS		X	
VOTE:			3	2	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: DARON FITCH

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP**

#2

APPLICANT'S NAME: **KING METAL RECYCLING, LLC**

REPRESENTATIVE: **Pedro Amador**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-1-CZ8-2 (11-37)	January 18, 2012	CZAB8	12

REC: Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests through #8.

- ☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____
- ☒ DEFER: ☐ INDEFINITELY ☒ TO: February 15, 2012 ☐ W/LEAVE TO AMEND
- ☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE
- ☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS
- ☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
- ☐ WITH CONDITIONS

☒ OTHER: The board deferred the item in order for DERM (PERA) to provide additional information regarding dust, noise and vibration that could come from the facility.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE			X
COUNCILMAN	M	Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
VICE CHAIRMAN	S	Fredericke Alan MORLEY	X		
CHAIRWOMAN		Joy J. DAVIS	X		

VOTE: **4** **0**

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **DAVID HOPE**

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Memorandum



Date: September 20, 2011

To: Charles Danger, P.E., Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name of the Assistant Director.

Subject: #Z2011000037-3rd Revision
King Metal Recycling, LLC
8600 N.W. 36th Avenue
District Boundary Change from GU to IU-3, Special Exception to Permit a
Steel Fabrication Plant Spaced Less than Required from RU Zoning District
and to Permit the Steel Fabrication Plant Setback Less than Required from
Property Lines
(GU) (2 Acres)
09-53-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer line is located approximately 125 feet from the site. Consequently, the subject property would have to be served by a public water supply system and a septic tank.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

In as much as the zoning request did not comply with the above mentioned Code sections, the property owner applied for and obtained an extension of time from the Environmental Quality Control Board (EQCB) to allow the use of public water supply and a septic tank for a resource recovery facility, subject to the conditions stated in Board Order No. 10-5. As per the recent resubmittal, the applicant is clarifying on site plan "no outside storage". This request would be in compliance with Condition No. 8 of said EQCB Board Order.

Stormwater Management

A Class VI permit is required for the construction and operation of the proposed surface water management system. This permit shall be obtained prior site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal will not impact tree resources. Please be advised that a Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Appropriate actions must be taken to not adversely impact tree resources on the referenced property.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: KING METAL RECYCLING, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit less parking than required.

This Department has no objections to the request to permit a one-way driveway with a minimum width of 12 feet 10 inches.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

Additional improvements may be required at time of permitting/platting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

08-JUN-11

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 1 / 1

BY CZAB # _____

RECEIVED
11-037
FEB 27 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z 2011000037

Filed in the name of (Applicant) King Metal Recycling, LLC.

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: 8600 NW 36 Avenue
Miami, FL 33147

Application, or part of Application being Appealed (Explanation):

Appellant (name): King Metal Recycling, LLC
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

Reason for Denial is not Supported By the
data/Scientific Values presented By the
Applicant.

APPELLANT MUST SIGN THIS PAGE

Date: 21st day of February, year: 2012

Signed

Pedro L. Amador

Print Name

8600 NW 36 Ave, Miami, FL

Mailing Address

33147

305-693-2269

Phone

305-693-2289

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 21 day of FEBRUARY, year 2012

Notary Public



(stamp/seal)

Commission expires: 10/22/2012

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared _____
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Cassandra Henderson

Signature

Cassandra Henderson

Print Name

Ronald Connelly

Signature

Ronald Connelly

Print Name

(Signature)

Appellant's signature

Pedro L. Amador

Print Name

Sworn to and subscribed before me on the 21 day of FEBRUARY, year 2012.

Appellant is personally know to me or has produced _____ as
identification.



(Signature)
Notary
(Stamp/Seal)

Commission Expires: 10/22/2012



Memorandum

Date: 20-OCT-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000037

Fire Prevention Unit:

This memo supersedes MDRF memorandum dated September 19, 2011.

APPROVAL

No objection to site plan date stamped received October 11, 2011.

Service Impact/Demand

Development for the above Z2011000037
located at 8600 NW 36 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0788 is proposed as the following:

N/A	dwelling units	1,768	square feet
residential		industrial	
2,698	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.68 alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS Engine, Battalion 5.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped received October 11, 2011. Substantial changes to the Letter of Intent will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum



Date: August 30, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *MN* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000037: KING METAL RECYCLING, LLC

Application Name: KING METAL RECYCLING, LLC.

Project Location: The site is located at 8600 NW 36 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from GU to IU-3; a special exception for spacing; and a non-use variance for parking.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

KING METAL RECYCLING, LLC

8600 NW 36 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000037

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC; BSS no open/closed cases.

King Metal Recycling

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

ZONING INSPECTION REPORT**Inspector:** EDWARDS, RALPH**Inspection Date****Evaluator:** CARL HARRISON

01/12/12

Process #:	Applicant's Name
Z2011000037	KING METAL RECYCLING, LLC
Locations:	8600 NW 36 AVE, MIAMI-DADE COUNTY, FLORIDA.
Size:	2 ACRES
	Folio #: 3031090001110

Request:

- 1 DBC from GU to IU-3.
- 2 S.E. to permit the metal recycling facility to be spaced less than the required 500' from any RU or EU zoning district.
- 3 NON-USE-VARIANCE to permit the building setback a minimum of 4' (20' required, 14' previously approved) from the front (east) property line, setback a minimum of 12'10" (15' required) from the interior side (north) property line.
- 4 NON-USE-VARIANCE to permit 19 parking spaces (36 required).
- 5 NON-USE-VARIANCE to permit a 1-way drive with a minimum width of 12'10" (14' required).
- 6 NON-USE-VARIANCE to waive the zoning regulations requiring renovating operation carried on entirely within an enclosed building.
- 7 NON-USE-VARIANCE to permit a wall with a height of 16 (4' maximum permitted) along the front (east) property line.
- 8 NON USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall not to exceed 2.5' in height when located within 10' of the edge of driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

EXISTING ZONING**Subject Property** GU,**EXISTING USE** RECYCLING METAL**SITE CHARACTERISTICS****STRUCTURES ON SITE:**

BUILDING WITH METAL CANOPY IN REAR

USE(S) OF PROPERTY:

RECYCLING FACILITY

FENCES/WALLS:

8 FT WALL IN FRONT OF BUILDING WITH RAZOR WIRE WHICH NOT PERMITTED. THE REST OF PROPERTY HAS 8 FT IRON FENCE

LANDSCAPING:

THE PROPERTY HAS LARGE TREES IN THE FRONT OF PROPERTY. THE REST OF THE PROPERTY HAS A HEDGE WITH THE IRON FENCE.

BUFFERING:

8 FT WALL IN FROM OF BUILDING, THE REST OF THE PROPERTY HAS IRON FENCE WITH AN HEDGE

VIOLATIONS OBSERVED:

PROPERTY HAS RAZOR WIRE IN FRONT OF BUILDING AND AROUND THE PROPERTY WHICH IS NOT PERMITTED

OTHER:

NONE

Process # Applicant's Name

Z2011000037 KING METAL RECYCLING, LLC

SURROUNDING PROPERTY

NORTH:

VACANT LOT

SOUTH:

THERE IS A SMALL WEARHOUSE BUILDING

EAST:

RU-1 1 STORY SINGLE FAMILY RESIDENCE

WEST:

RAILROAD TRACK WITH EASTMENT

SURROUNDING AREA

THE EAST OF THE PROPERTY HAS SOME REISIDENTIAL SINGLE FAMILY RESIDENCE

NEIGHBORHOOD CHARACTERISTICS:

MOSTY COMMERCIAL WEST OF 36 AVE/EAST OF 36 AVE HAS RESIDENTIAL SINGLE FAMILY RESIDENCE

COMMENTS:



Back Side





North Side



South Side



Front Side



Front side

Memorandum



Date: May 25, 2011

To: Jorge Vital, Developmental Impact Committee Coordinator
Department of Planning and Zoning

From: James K. Loftus, Director
Miami-Dade Police Department

Subject: *[Handwritten signature]* Review - Developmental Impact Committee Zoning Application
Case: No. Z2011000037 - King Metal Recycling, LLC.

APPLICATION

The Applicant, the King Metal Recycling, LLC. is requesting a modification of the previously approved site plan approved by Resolution Number ZAB-35-61 and Resolution Number ZB-80-61. The subject property is located at 8600 NW 36 Avenue in Miami-Dade County, Florida.

The modification increases the office building structure from a single story to a two story building, construct a driveway entry, and allow an eight foot high wall at the front northeast and front southeast side of the property.

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Northside District, located at 2950 NW 83 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application, and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. Current data of police staffing, population, and calls for service was examined and compared to any expected population growth and projected increases in calls for service. Based on this data, current staffing levels should accommodate any projected increase in the volume of calls for service. Should demand for police services increase beyond these calculations, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

The MDPD does not object to the proposed zoning modifications, but encourages developers to work with police during any future design and construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant William Gonzalez of the Departmental Coordination Section may be contacted at (305) 471-1775.

JKL/kh
Attachment

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: King Metal Recycling, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Pedro L. Amador, 15954 NW 79 PL, M.L., FL 33016</u>	<u>25 %</u>
<u>Jorge L. Amador, 7783 NW 166 Terr, M.L. FL 33016</u>	<u>25 %</u>
<u>Yohani Danza, 961 E. 13th St. Hialeah, FL 33010</u>	<u>25 %</u>
<u>Arturo Alvarez, 961 E. 13th St. Hialeah, FL 33010</u>	<u>25 %</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Re-numbered
 RECEIVED
 21-07
 APR 04 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

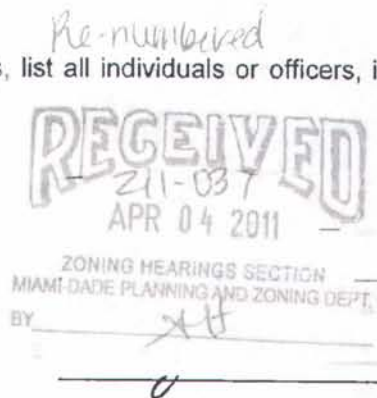
NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* (Applicant)

Sworn to and subscribed before me this 19 day of AUGUST, 2010. Affiant is personally known to me or has produced _____ as identification.

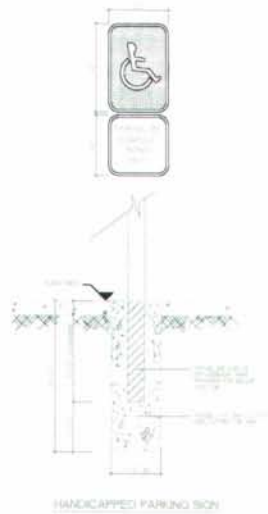
[Signature]
(Notary Public)

My commission expires 10-22-2012

Seal



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



HANDICAPPED PARKING SIGN



TYPICAL CONCRETE CURB DETAIL

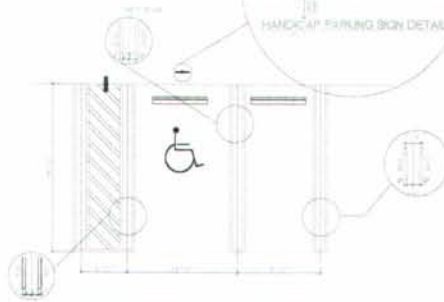
CONTRACTOR NOTE:
 1. SEE SPECIFICATIONS FOR ALL MATERIALS AND METHODS OF CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



HANDICAP PARKING SIGN DETAIL



WHEEL STOP DETAIL



TYPICAL PARKING STALL DETAIL, TYP. PARKING



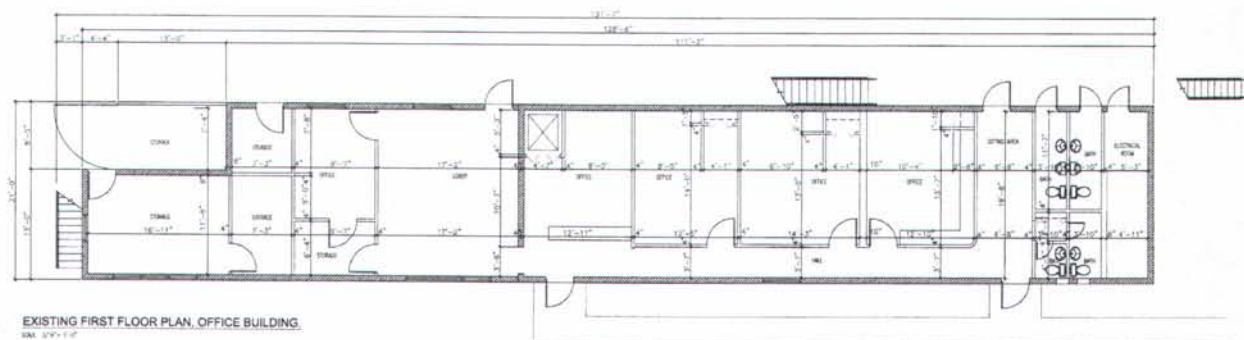
TYPICAL PARALLEL PARKING STALL DETAIL

me
 DESIGN
 CONSULTING, INC.
 10000 N. 10th Ave., Suite 100
 Denver, CO 80231
 (303) 751-1000
 www.mecdesign.com

PARKING DETAILS.

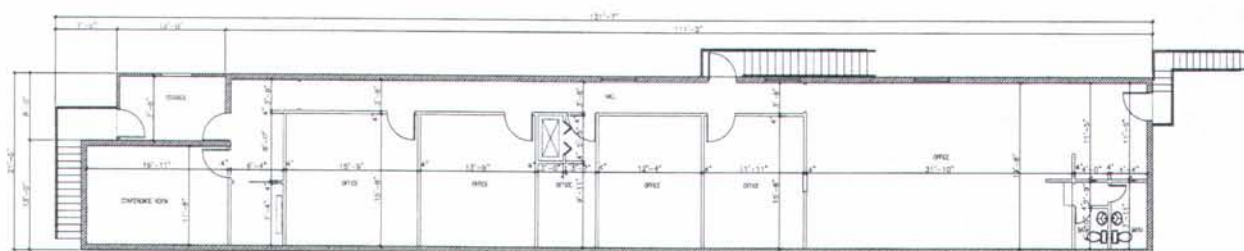
A-1.1

RECEIVED
 10/10/2010 10:00 AM
 10/10/2010 10:00 AM



EXISTING FIRST FLOOR PLAN, OFFICE BUILDING.

SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN, OFFICE BUILDING.

SCALE: 1/8" = 1'-0"

LEGEND:

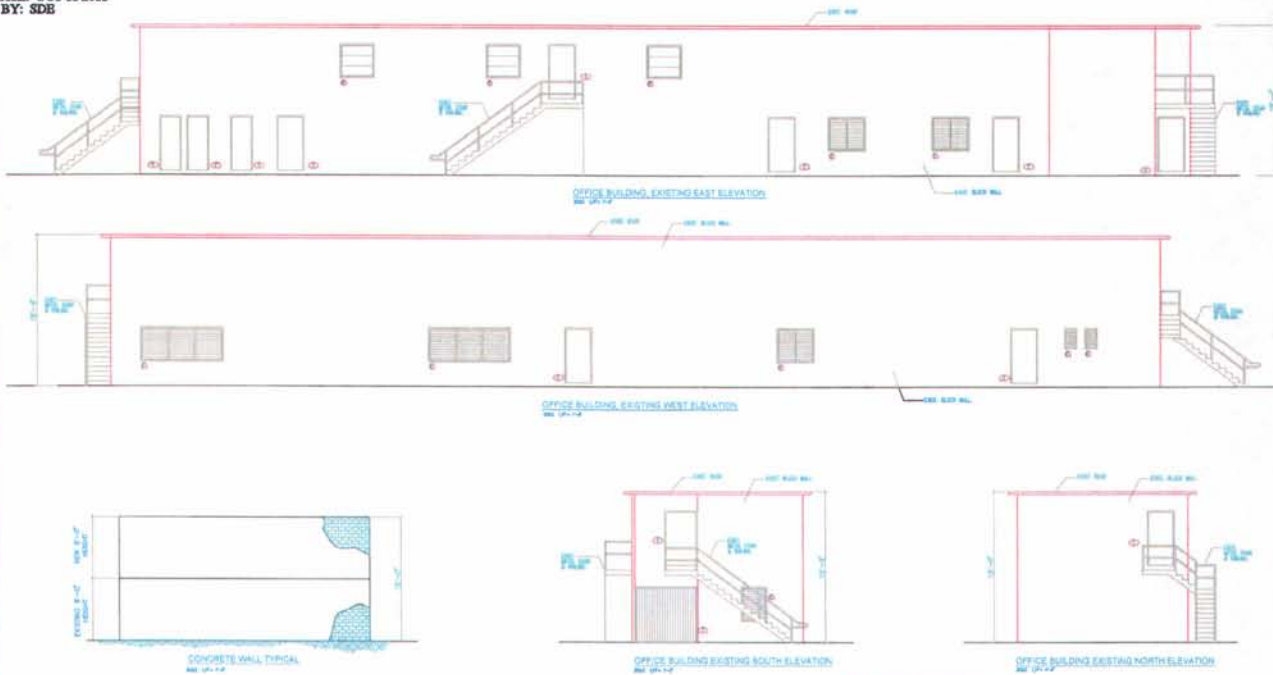
	EXISTING WALL
	EXISTING WINDOW
	EXISTING DOOR
	EXISTING STAIRCASE
	EXISTING ELEVATOR



checked by: J. A. Martinez

 mec design 10000 N. 10TH STREET, SUITE 1128 MESA, TEXAS 79705 (940) 252-0000 FAX (940) 252-0001 J. A. MARTINEZ, P.E. LICENSE NO. 10000	
PROJECT NAME & ADDRESS: JOE BUEHLER JOE BUEHLER 10000 N. 10TH STREET, SUITE 1128 MESA, TEXAS 79705	BY: J. A. MARTINEZ
REVISION NO.: 1	DATE: 08-29-2010
CHECKED BY: J. A. MARTINEZ DRAWN BY: J. A. MARTINEZ DATE: 08-29-2010	
SHEET TITLE: FIRST AND SECOND FLOOR PLAN. DATE: 08-29-2010 SHEET NO: A-2	

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS #: Z11-037
 DATE: OCT 11 2011
 BY: SDB



RECEIVED
 OCT 11 2011

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY: SL

me
 design
 10000 NW 11th Ave, Suite 100
 Miami, FL 33150
 (305) 555-1100
 www.mecdesign.com



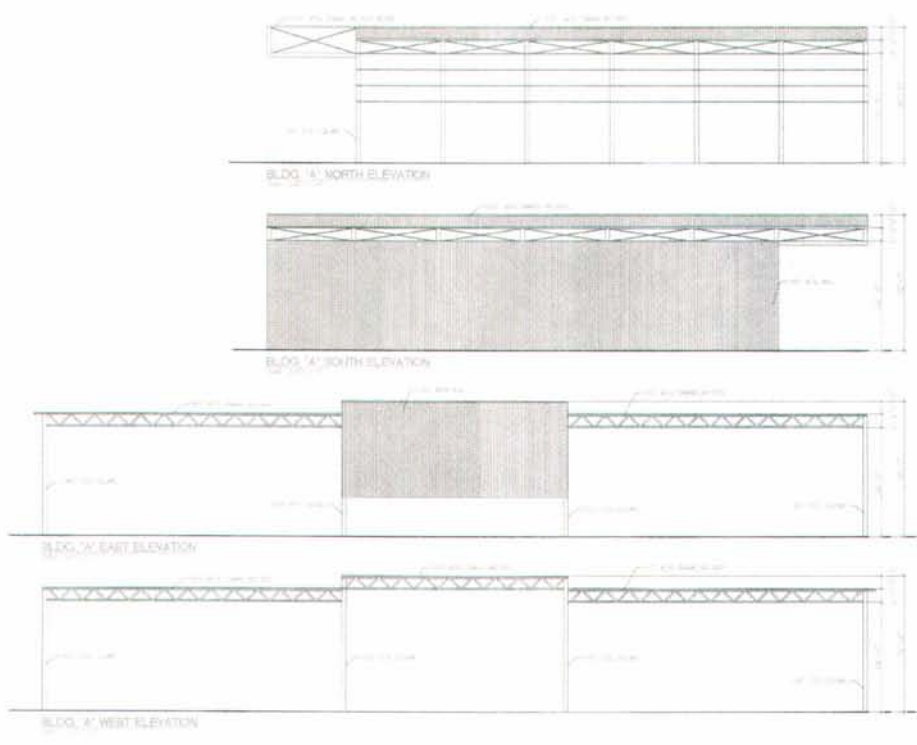
PROJECT NAME & ADDRESS:
 OFFICE BUILDING
 10000 NW 11th Ave, Suite 100
 MIAMI, FL 33150

DATE: 08-26-2010
 DRAWN BY: DS
 CHECKED BY: HC

SHEET TITLE:
 OFFICE BUILDING
 ELEVATIONS.

SHEET NO:
A-3

RECEIVED
HARRIS COUNTY
RECEIVED 12-11-09
DATE 12-11-09
BY 808





me
design
ARCHITECTURAL & ENGINEERING
10000 Katy Freeway, Suite 100
Houston, Texas 77054
Tel: 281.460.1100
Fax: 281.460.1101
www.mdesign.com



DAVID L. SMITH
Professional Engineer
State of Texas
No. 12345

PROJECT: Industrial Building Elevation
DATE: 12-11-09
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

INDUSTRIAL BUILDING ELEVATIONS.
A-4



Excellent
REVIEWED
JULY 11, 2000
JULY 11, 2000

A-6

GU

NW 87 ST

NW 36 AVE

NW 35 PL

NW 35 CT

RU-1

NW 85 TER

NW 84 TER

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY
	4/1	



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

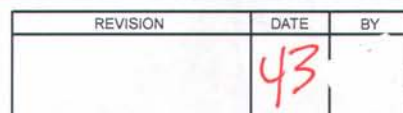
Legend

 Subject Property



SKETCH CREATED ON:

REVISION	DATE	BY
	42	





MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS



Legend



Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY

Zoning Evaluation Checklist

(Due 21 days after filing)

Application name: King Metal Ph No: 16037

Evaluator: _____ Specialist: _____ Board: _____

CDMP Designation: I & O

Consistency: Consistent

Is this an existing use or unusual use: _____

Site inspection needed: _____ Completed: _____

Covenant required/Reason: _____

Applicant notified (date/person): _____

Draft Covenant date r'cd: _____ Final Covenant Date r'cd: _____

Analyst/Processor Preliminary (New) File Review Date: _____

Senior Staff (Scheduled) File Review Date: _____

Preliminary 40-day AD Review: _____

Recommendation: _____

Conditions/notes: compatible - Rail yard to

West. if Adequately buffered

from Residences to East.

Preliminary Rec (shell) date: _____

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs
Staff Report to Community Council No. 8**

PH: Z11-037 (12-1-CZ8-2)

February 15, 2012

Item No. A

Recommendation Summary	
Commission District	2
Applicant	King Metal Recycling, LLC.
Summary of Requests	The applicant is seeking to allow a zone change to IU-3 and to permit a recycling center spaced less than required from residences. The applicant also seeks to permit the recycling plant with variances to the setback, parking and drives and other zoning regulations.
Location	8600 NW 36 Avenue, Miami-Dade County, Florida.
Property Size	2 gross acres
Existing Zoning	GU
Existing Land Use	Recycling plant
2015-2025 CDMP Land Use Designation	Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the acceptance of the proffered covenant

This item was deferred from the January 18, 2012 meeting of Community Zoning Appeals Board (CZAB) 8, to obtain additional information from the Environment Division of the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU to IU-3.
- (2) SPECIAL EXCEPTION to permit the metal recycling facility to be spaced less than the required 500' from any RU or EU zoning district.
- (3) NON-USE VARIANCE to permit a proposed building setback a minimum of 4' (20' required, 14' previously approved) from the front (east) property line and setback a minimum of 12' 10" (15' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE to permit 19 parking spaces (36 required).
- (5) NON-USE VARIANCE to permit a one-way drive with a minimum width of 12' 10" (14' required).
- (6) NON-USE VARIANCE to waive the zoning regulations requiring recycling operations to be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls.

- (7) NON-USE VARIANCE to permit a wall with a height of 16' (4' maximum permitted) along the front (east) property line.
- (8) NON-USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall to not exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets..

PROJECT DESCRIPTION:

The submitted plans depict the recycling center facility with the office additions encroaching into the front (east) setback area. The plans also depict the proposed wall along the front (east) property line.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; recycling plant	Industrial and Office
North	GU; vacant land	Industrial and Office
South	GU; cannery	Terminals
East	RU-1: single-family residences	Low Density Residential (2.5 to 6 du)
West	GU; rail yard	Terminals

NEIGHBORHOOD COMPATIBILITY:

The 2-acre subject parcel contains the existing recycling plant that was previously approved as a steel fabrication plant in 1950. To the west is a rail yard and to the east are single-family residences. The properties on the west side of NW 87 Avenue, which is the side where the subject property is located, contain similar industrial uses. However, the properties located to the east of the aforementioned roadway are primarily developed with single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the existing industrial use which could be an economic benefit to the County by maintaining the availability of such jobs in this area. However, the proposed IU-3 zoning in close proximity to residences could have a negative visual and aural impact on same.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Industrial and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows

manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses. The proposed zoning district and the proposed use are **consistent** with the industrial uses permitted under the Industrial and Office land use category. Additionally, **Objective LU-4** requires that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* Staff notes that the subject property and the abutting properties to the north, which are all located to the east of and abutting NW 36 Avenue, are designated Industrial and Office on the LUP map of the CDMP. Further, staff notes that the uses on these properties are industrial. The properties located to the south and west are designated Terminals on the LUP map of the CDMP. The CDMP Land Use Element interpretative text, Terminal land use category, allows rail yards and industrial uses and similar uses that are customary and incidental to the primary railroad use. As such, staff opines that the rezoning of the subject property to IU-3 would bring the property into conformity with the Industrial and Office designation of the property on the CDMP LUP map as well as the industrial uses that currently exist or are planned on the properties designated for Terminal use to the south and west.

However, staff also notes that the properties located to the east of NW 36 Avenue, are primarily developed with residences. **Policy LU-4D** requires that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.* The submitted plans indicate that the recycling facility is developed with the operational and more intensive uses located away from the residences and the offices are located close to NW 36 Avenue, abutting the residences. Further, the applicant is requesting approval of an existing 16' high wall along the front (east) property line which in staff's opinion will mitigate any negative visual or aural impacts on the residences to the east. As such, staff opines that approval of the requests to rezone the property for an industrial use would be **compatible** with the surrounding area and **consistent** with the **Objective LU-4** and **Policy LU-4D** of the CDMP, and with the uses allowed in the areas designated Industrial and Office on the LUP map of the CDMP.

ZONING ANALYSIS:

When the applicant's request to rezone the 2-acre parcel to IU-3, Unlimited Industrial Manufacturing District (request #1), is analyzed under Section 33-311, District Boundary Change, and request #2, to allow the metal recycling facility spaced less than the required 500' from any residential district is analyzed under Section 33-311(A)(3), Special Exception, Unusual and New Uses, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval with conditions of the applicant's request to rezone the property, to allow the continued use as a recycling facility, will be **consistent** with the Industrial and Office designation of the property on the LUP map of the CDMP. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on memoranda from the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department, or the Public Works and Waste Management Department. Additionally, staff notes that the subject property abuts a rail yard facility to the west which in staff's opinion, could enhance the transportation efficiencies of the facility in the future.

Staff notes that the industrial uses on the property have been in existence since 1955, based on the records of the Department of Sustainability, Planning and Economic Enhancement and have existed within close proximity to the residential uses located to the east of NW 36 Avenue. In fact, the residences directly to the east of the subject property were built in 1955. In April 1955, pursuant to Resolution #8165, the subject property was approved to allow a steel fabrication plant. Subsequently, said plant was expanded pursuant to Resolution #ZAB-35-61, in April 1961, to permit the plant within 64' of residential properties, where a 500' spacing is required from residential properties. As such, staff opines that since the exception applied for (request #2) is similar to what was previously approved in 1961, approval of the proposed recycling center which staff opines is similar to and compatible with the previously approved steel fabrication plant uses that were spaced less than allowed from residential properties, will not result in a change in the character of the neighborhood, nor would it result in excessive noise or traffic. However, staff would recommend that due to the proximity to the residential properties, that operations be restricted to days and hours that would not have a negative impact on the quality of life of the residents located to the east. Therefore, staff opines that approval of the district boundary change to allow the continued use of the property as a recycling center will be **compatible** with the surrounding area. However, staff notes that the proposed IU-3 zoning would allow uses that could have a negative visual and aural impact on the residences in the area. Consequently, the applicant has proffered a covenant restricting the use of the property to the recycling facility only and restricting the days and hours of operation for the facility. **Staff therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2 under Section 33-311(A)(3), Special Exception, Unusual Uses and New Uses.**

When requests #3 through #8 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of these requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff's analysis of the applicant's request for variances to the setback regulations (request #3) indicated that the subject site was previously approved to allow the facility to setback 14' from the front (east) property line and that the applicant is now requesting an additional 10' encroachment. The submitted plans indicate that the encroachment is the result of an expansion of the office building into the front (east) setback area. Said plans indicate that the building will be approximately 19' in height, and that the wall along the front (east) property line will be 16' high, both of which will provide an adequate visual and aural buffer for the industrial operations both within and outside the buildings on the 2-acre subject parcel. Further, staff notes that the 2' 2" encroachment into the interior side (north) setback area is minimal and will not have a negative visual or aural impact on the property to the north which is also designated Industrial and Office on the CDMP LUP map and would allow uses that are similar to and more intensive than being requested on the subject property.

Staff is supportive of the applicant's request, with conditions, to allow the wall to exceed the maximum height allowed by 8' (request #7) and to allow said wall within 10' of the edge of driveway leading to a public right-of-way (request #8). In staff's opinion, the increased wall height in conjunction with the layout of the site which indicates the two-story office building located to the front (east) of the property with the operational and storage areas located behind them, will mitigate the aural and visual impacts of the industrial uses on the residential properties located to the east. In staff's opinion, the approval of the aforementioned requests is integral to the approval of request #6, which would allow the applicant to conduct recycling activities outside of a building or behind enclosed walls on the site.

Further, staff opines that the approval of requests #4 and #5, would not have a negative impact on the surrounding area, nor result in the spillage of parking onto the abutting roadways and negatively affect traffic on same. The submitted plans indicate a traffic circulation pattern on the site which includes the one-way drive that is the subject of request #5, which staff opines will provide adequate stacking for the pickup and delivery of inventory for the recycling center. Further, staff opines that approval with conditions of the applicant's request to provide less parking spaces than required, will not have a negative impact on the surrounding area. However, staff recommends as a condition of approval, that no parking for employees or customers be allowed on the abutting right-of-way, NW 36 Avenue.

Based on the aforementioned, staff opines that the approval with conditions of requests #3 through #8 will not have a negative visual or aural impact on the surrounding area and would be **compatible** with same. **Staff therefore, recommends approval with conditions of requests #3 through #8, under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress points along NW 36 Avenue, the larger of which to the south allows both ingress and egress to the property. Additionally, the applicant has provided a one-way drive along the north property line, circling to the rear (west) of the property, to allow the drop off and pick up of inventory for the recycling facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 though #8.

CONDITIONS FOR APPROVAL (For requests #2 through #8 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs (PERA) Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That no parking be allowed offsite or along NW 36 Avenue.

5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with PERA or its successor Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the use be permitted to operate only between the hours of 7:00 A.M. to 6:00 P.M. on Mondays through Fridays and 8:00 A.M. to 5:00 P.M. on Saturdays.
7. That the applicant comply with all conditions from the Environmental Quality Control Board of PERA or its successor Department.
8. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

ES:MW::GR:NN:JC:CH



Eric Silva, AICP, Interim Assistant Director

Zoning and Community Design
Miami-Dade County Sustainability,
Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

NDW

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

King Metal Recycling, LLC
Z11-037

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
PERA	No objection*
Public Works and Waste Management	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Industrial and Office (Pg. I-39)	Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.
Objective LU-4 (Pg. I-11)	Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.
Land use Policy LU-4D (Pg. I-11)	Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p>
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ZONING RECOMMENDATION ADDENDUM

King Metal Recycling, LLC
Z11-037

	<p>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</p> <p>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</p> <p>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</p>

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

APPLICANT'S NAME: **KING METAL RECYCLING, LLC**

#2

REPRESENTATIVE: **Pedro Amador**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
12-1-CZ8-2 (11-37)	January 18, 2012	CZAB8 12

REC: Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests through #8.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: February 15, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

☒ OTHER: The board deferred the item in order for DERM (PERA) to provide additional information
regarding dust, noise and vibration that could come from the facility.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE			X
COUNCILMAN	M	Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
VICE CHAIRMAN	S	Fredericke Alan MORLEY	X		
CHAIRWOMAN		Joy J. DAVIS	X		

VOTE: **4** **0**

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **DAVID HOPE**

A. KING METAL RECYCLING, LLC
(Applicant)

12-1-CZ8-2 (11-037)
Area 8/District 02
Hearing Date: 02/15/12

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1950	Dade-County Port Authority & Seaboard Airline Railroad	- Deletion of agreement.	BCC	Approved
1950	Dade-County Port Authority & Seaboard Airline Railroad	- Relinquish Jurisdiction.	BCC	Approved
1955	Nathan Adelman	- Use classification permitting an IU-1 use.	BCC	Approved
1961	Adelman, Adelman & Coverman	- Variance spacing and setback requirement.	ZAB	Approved With conditions
1961	Adelman, Adelman & Coverman	- Variance spacing requirement to permit expansion of steel fabrication plant and setback requirement.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: September 20, 2011

To: Charles Danger, P.E., Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: #Z2011000037-3rd Revision
King Metal Recycling, LLC
8600 N.W. 36th Avenue
District Boundary Change from GU to IU-3, Special Exception to Permit a
Steel Fabrication Plant Spaced Less than Required from RU Zoning District
and to Permit the Steel Fabrication Plant Setback Less than Required from
Property Lines
(GU) (2 Acres)
09-53-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer line is located approximately 125 feet from the site. Consequently, the subject property would have to be served by a public water supply system and a septic tank.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

In as much as the zoning request did not comply with the above mentioned Code sections, the property owner applied for and obtained an extension of time from the Environmental Quality Control Board (EQCB) to allow the use of public water supply and a septic tank for a resource recovery facility, subject to the conditions stated in Board Order No. 10-5. As per the recent resubmittal, the applicant is clarifying on site plan "no outside storage". This request would be in compliance with Condition No. 8 of said EQCB Board Order.

Stormwater Management

A Class VI permit is required for the construction and operation of the proposed surface water management system. This permit shall be obtained prior site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal will not impact tree resources. Please be advised that a Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Appropriate actions must be taken to not adversely impact tree resources on the referenced property.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

REVISION 1
PH# Z2011000037
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: KING METAL RECYCLING, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit less parking than required.

This Department has no objections to the request to permit a one-way driveway with a minimum width of 12 feet 10 inches.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

Additional improvements may be required at time of permitting/platting.

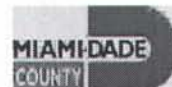
This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

08-JUN-11

Memorandum



Date: 20-OCT-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000037

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated September 19, 2011.

APPROVAL

No objection to site plan date stamped received October 11, 2011.

Service Impact/Demand

Development for the above Z2011000037
located at 8600 NW 36 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0788 is proposed as the following:

N/A	dwelling units	1,768	square feet
residential		industrial	
2,698	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.68 alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS Engine, Battalion 5.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped received October 11, 2011. Substantial changes to the Letter of Intent will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

15

Memorandum



Date: August 30, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *WV* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000037: KING METAL RECYCLING, LLC

Application Name: KING METAL RECYCLING, LLC.

Project Location: The site is located at 8600 NW 36 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from GU to IU-3; a special exception for spacing; and a non-use variance for parking.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

KING METAL RECYCLING, LLC

8600 NW 36 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000037

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: no open cases

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

NCS Albury

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Date

Evaluator: CARL HARRISON

01/12/12

Process #: Z2011000037
Applicant's Name: KING METAL RECYCLING, LLC

Locations: 8600 NW 36 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 2 ACRES

Folio #: 3031090001110

Request:

- 1 DBC from GU to IU-3.
- 2 S.E. to permit the metal recycling facility to be spaced less than the required 500' from any RU or EU zoning district.
- 3 NON-USE-VARIANCE to permit the building setback a minimum of 4' (20' required, 14' previously approved) from the front (east) property line, setback a minimum of 12'10" (15' required) from the interior side (north) property line.
- 4 NON-USE-VARIANCE to permit 19 parking spaces (36 required).
- 5 NON-USE-VARIANCE to permit a 1-way drive with a minimum width of 12'10" (14' required).
- 6 NON-USE-VARIANCE to waive the zoning regulations requiring renovating operation carried on entirely within an enclosed building.
- 7 NON-USE-VARIANCE to permit a wall with a height of 16 (4' maximum permitted) along the front (east) property line.
- 8 NON USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall not to exceed 2.5' in height when located within 10' of the edge of driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

EXISTING ZONING

Subject Property GU,

EXISTING USE RECYCLING METAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

BUILDING WITH METAL CANOPY IN REAR

USE(S) OF PROPERTY:

RECYCLING FACILITY

FENCES/WALLS:

8 FT WALL IN FRONT OF BUILDING WITH RAZOR WIRE WHICH NOT PERMITTED. THE REST OF PROPERTY HAS 8 FT IRON FENCE

LANDSCAPING:

THE PROPERTY HAS LARGE TREES IN THE FRONT OF PROPERTY. THE REST OF THE PROPERTY HAS A HEDGE WITH THE IRON FENCE.

BUFFERING:

8 FT WALL IN FROM OF BUILDING, THE REST OF THE PROPERTY HAS IRON FENCE WITH AN HEDGE

VIOLATIONS OBSERVED:

PROPERTY HAS RAZOR WIRE IN FRONT OF BUILDING AND AROUND THE PROPERTY WHICH IS NOT PERMITTED

OTHER:
NONE

Process # Applicant's Name
Z2011000037 KING METAL RECYCLING, LLC

SURROUNDING PROPERTY

NORTH:
VACANT LOT

SOUTH:
THERE IS A SMALL WEARHOUSE BUILDING

EAST:
RU-1 1 STORY SINGLE FAMILY RESIDENCE

WEST:
RAILROAD TRACK WITH EASTMENT

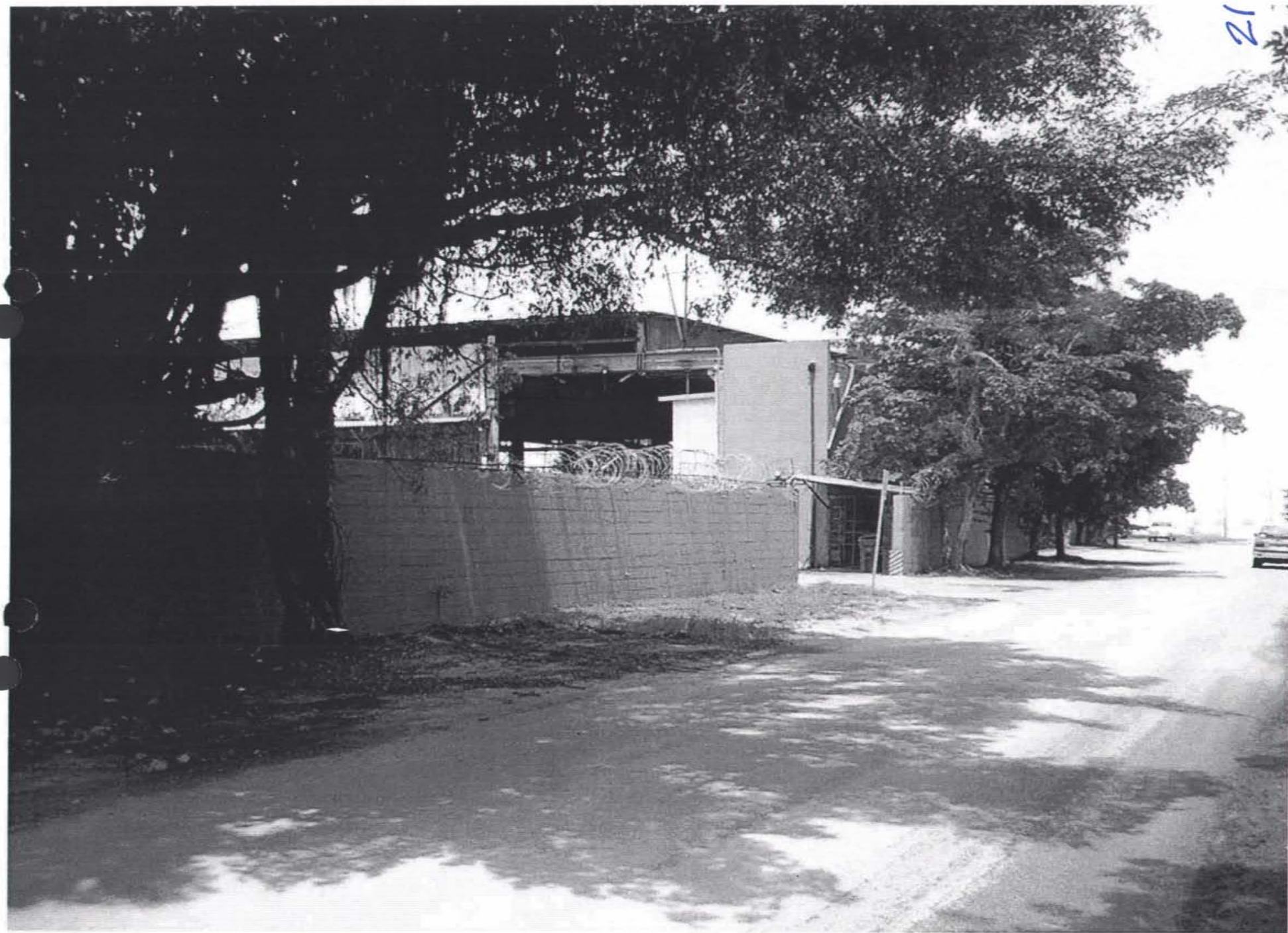
SURROUNDING AREA
THE EAST OF THE PROPERTY HAS SOME REISIDENTIAL SINGLE FAMILY RESIDENCE

NEIGHBORHOOD CHARACTERISTICS:
MOSTY COMMERCIAL WEST OF 36 AVE/EAST OF 36 AVE HAS RESIDENTIAL SINGLE FAMILY RESIDENCE

COMMENTS:



Back Side



Front Side



North Side



South Side



Front Side



Front side

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: King Metal Recycling, LLC

NAME AND ADDRESS

Percentage of Stock

Pedro L. Amador, 15954 NW 79 PL, M.L., FL 33016	25 %
Jorge L. Amador, 7783 NW 166 Terr, M.L. FL 33016	25 %
Yohani Danza, 961 E. 13th St. Hialeah, FL 33010	25 %
Arturo Alvarez, 961 E. 13th St. Hialeah, FL 33010	25 %

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Re-numbered
Percentage of Interest
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21-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, ^{Re-numbered} list all individuals or officers, if a corporation, partnership or trust.

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APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: xtt

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

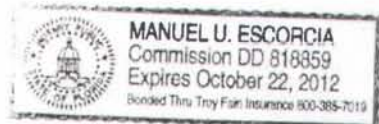
Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 19 day of AUGUST 2010 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 10-22-2012

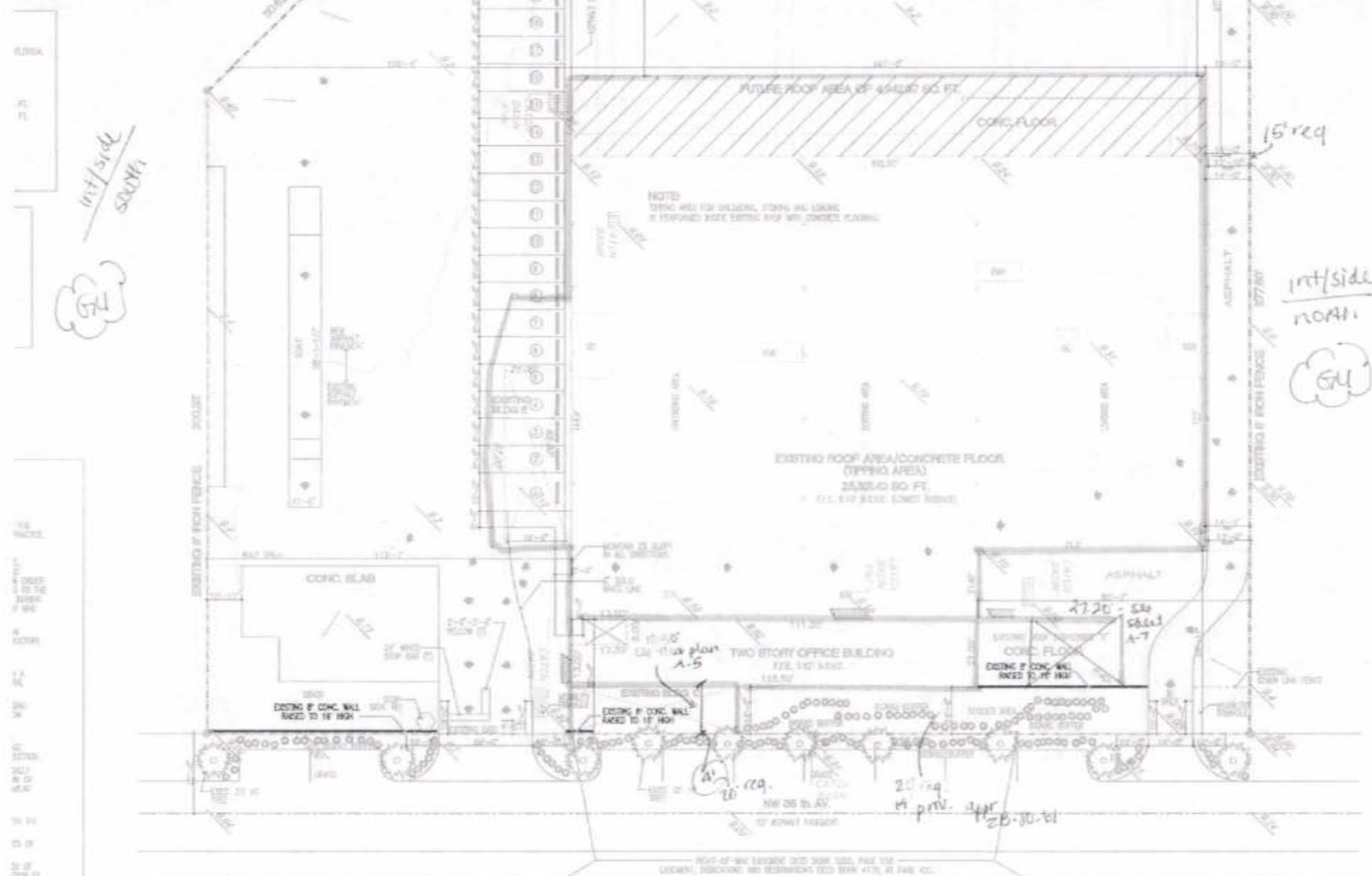
Seal



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OCT 11 2011

ENLARGED SITE PLAN



2000년 12월 15일

EXCERPT

1997

11-10

53

was 2.

JULY 2001

236-010

100

note:
on street parking
not approved under
this application

front/cast

CONTRACTOR NOTES

NOTE:

* NO outside storage *

all appr. under me

10/11/11

28

MIAMI-DADE COUNTY
PROCESS #: Z11-037
DATE: OCT 11 2011
BY: SDE

Copyright © 2009
John Wiley & Sons, Inc.

[illegible][illegible]

NAME: _____
 PHONE: _____
 E-MAIL: _____

[illegible]

of employees
 $18 \times 2 = 36$

inside
south

(34)

note:
on street parking
not approved under
this application

front/cast

* NO outside storage *

NOTE: EXISTING IMPROVEMENTS SHALL BE THE PROPERTY OF THE OWNER. THE REMOVAL OF THE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE IMPROVEMENTS SHALL BE REMOVED TO EXISTING GRADE UNLESS OTHERWISE SPECIFIED.



DATE: 08-25-2011

SITE PL

 Δ_{max}

100

A-1

A-1.1

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MIAMI-DADE COUNTY
PROCESS # 211-037
DATE: APR 04 2011
BY: BIC

31

imc
design
CORPORATION, INC.
6111 N.W. 11TH AVENUE, SUITE 11-21
MIAMI, FL 33150

8133010000000001 CA NO. 20091 REG NO. 31553
JOSE A. MARTINEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

SEAL
JOSE A. MARTINEZ, P.E.
2/2/11

PROJECT NAME & ADDRESS
OFFICE BUILDING
8885 NW 30 AVE. MIAMI, FL 33142

REVISION NO.
DATE
BY

REVISION NO.

DATE

BY

CHECKED BY: HC

DRAWN BY: OG

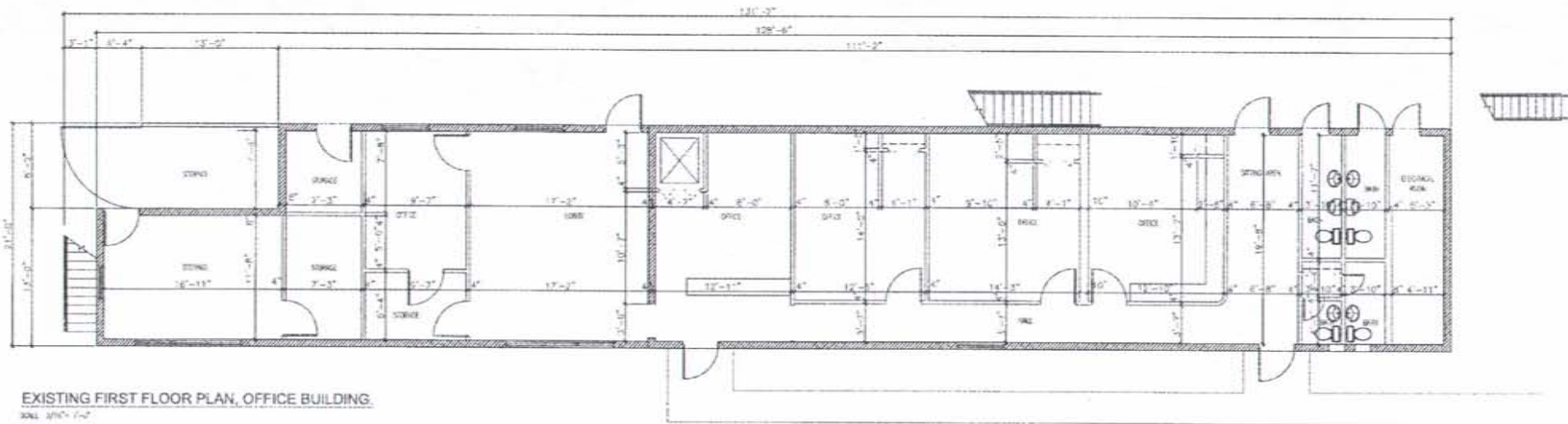
DATE: 05-26-2010

SHEET TITLE:
**FIRST AND
SECOND
FLOOR PLAN.**

DATE: 05-26-2010

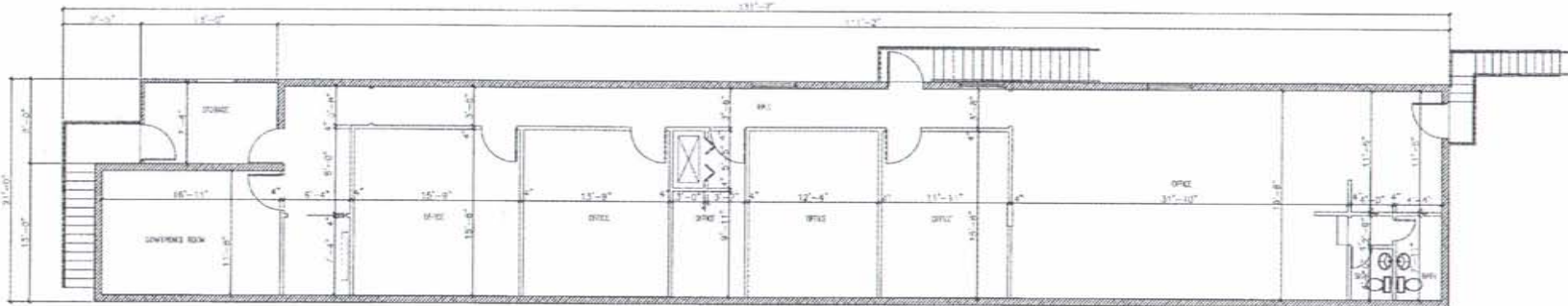
SHEET NO.

A-2



EXISTING FIRST FLOOR PLAN, OFFICE BUILDING.

SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN, OFFICE BUILDING.

SCALE: 1/8" = 1'-0"

LEGEND:
 - - - - - DENOTES EXISTING WALL TO REMAIN
 - - - - - DENOTES EXISTING INTERIOR WALL TO REMAIN
 ○ DENOTES DOORS TYPE TO REMAIN
 ○ DENOTES EXISTING WINDOWS TO REMAIN

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APR 04 2011

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AT

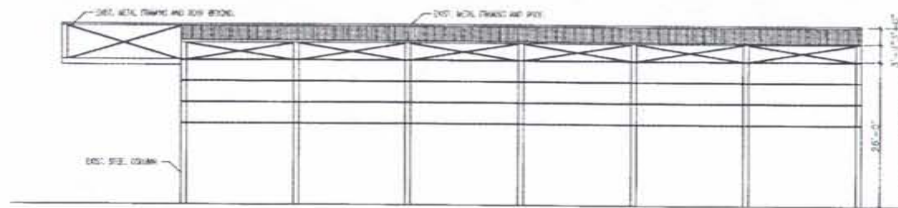
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APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

existing & new walls

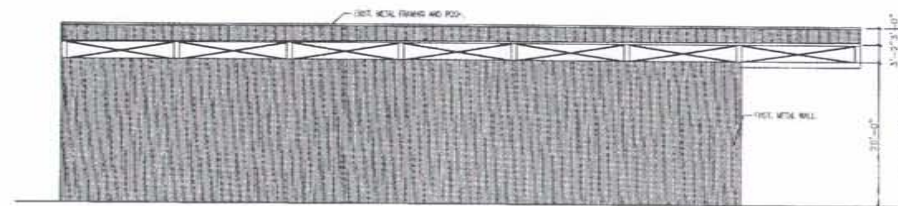
RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING
DIVISION
APR 04 2011
BY: KDC

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211-037
APR 04 2011

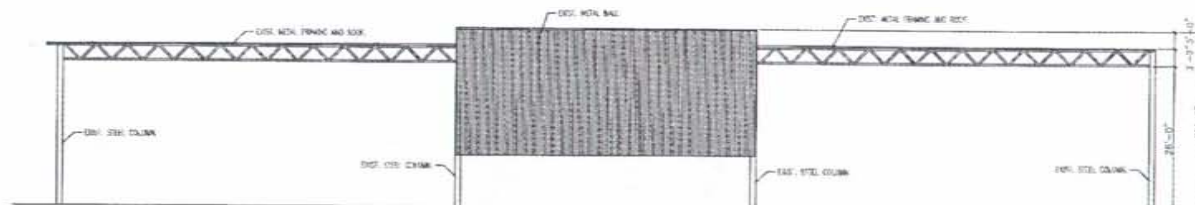
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ALT



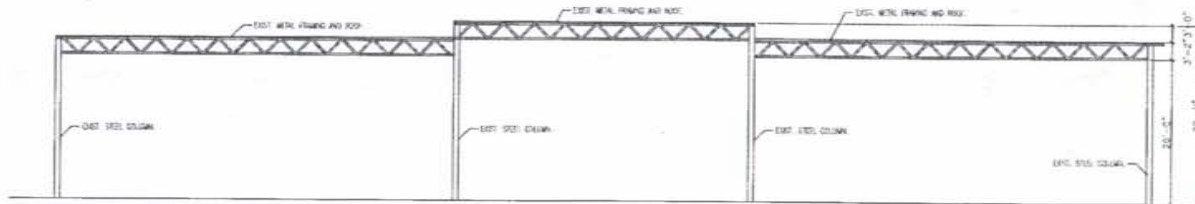
BLDG. "A" NORTH ELEVATION
SCALE: 1/8\"/>



BLDG. "A" SOUTH ELEVATION
SCALE: 1/8\"/>



BLDG. "A" EAST ELEVATION
SCALE: 1/8\"/>



BLDG. "A" WEST ELEVATION
SCALE: 1/8\"/>

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211-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

me
design
CONSULTANTS, INC.
3111 NW 127TH STREET SUITE 14-24
MIAMI, FL 33187
JOSE A. MARTINEZ, P.E.
MEMBER OF THE PROFESSION OF ENGINEERS
STATE OF FLORIDA

SEAL: JOSE A. MARTINEZ, P.E.

PROJECT NAME & ADDRESS:
OFFICE BUILDING
FOR
KING METAL RECYCLING
8000 NW 79 AVE MIAMI, FL 33142
THIS DRAWING IS THE PROPERTY OF ME DESIGN CONSULTANTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO OTHER CONSULTING, INC.

REVISION NO.	DATE	BY
1	07-08-2011	
2	07-26-2011	

CHECKED BY: JC
DRAWN BY: DG
DATE: 06-28-2010

SHEET TITLE:
**INDUSTRIAL
BUILDING
ELEVATIONS.**
DATE: 06-28-2010

SHEET NO.
A-4

34

1) EXISTING BUILDING ☒ WILL BE USED FOR STORAGE



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AT*



COBALT, INC.
3107 NW 43TH STREET SUITE 11-24
MIAMI, FL 33142

—

PROFIT NAME & ADDRESS:

1

57

ON NOVEMBER

CHECKED BY: HC

DRAWING BY: CG

DATE: 08-28-2010

SHEET TITLE:
**FLOOR PLAN
&
ELEVATIONS.**

DATE: 08-29-2000

SHEET NO.

A-5

RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING
DATE: APR 04 2011
BY: JUE

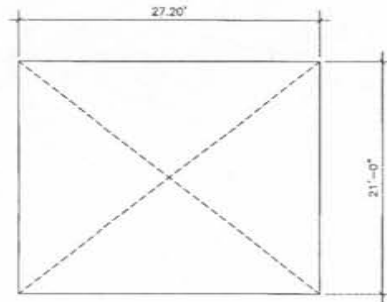
RECEIVED
211-037
APR 04 2011

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MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

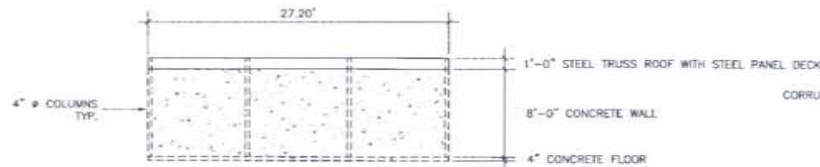
NOTE:

1) EXISTING BUILDING "F" WILL BE USED FOR STORAGE.

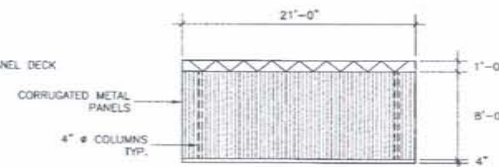


4" THICK CONCRETE FLOOR

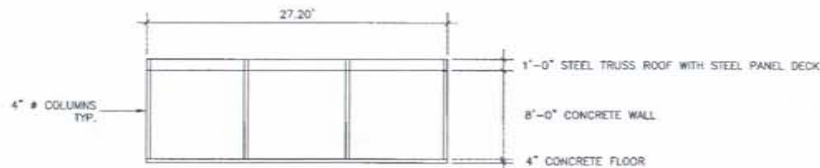
FLOOR PLAN BUILDING "F"



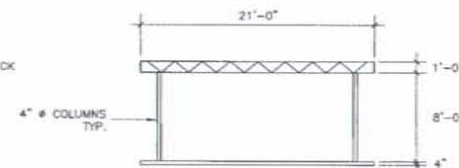
EAST ELEVATION BUILDING "F"



NORTH ELEVATION BUILDING "F"



WEST ELEVATION BUILDING "F"



SOUTH ELEVATION BUILDING "F"

RECEIVED
211-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

36
RECEIVED
211-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

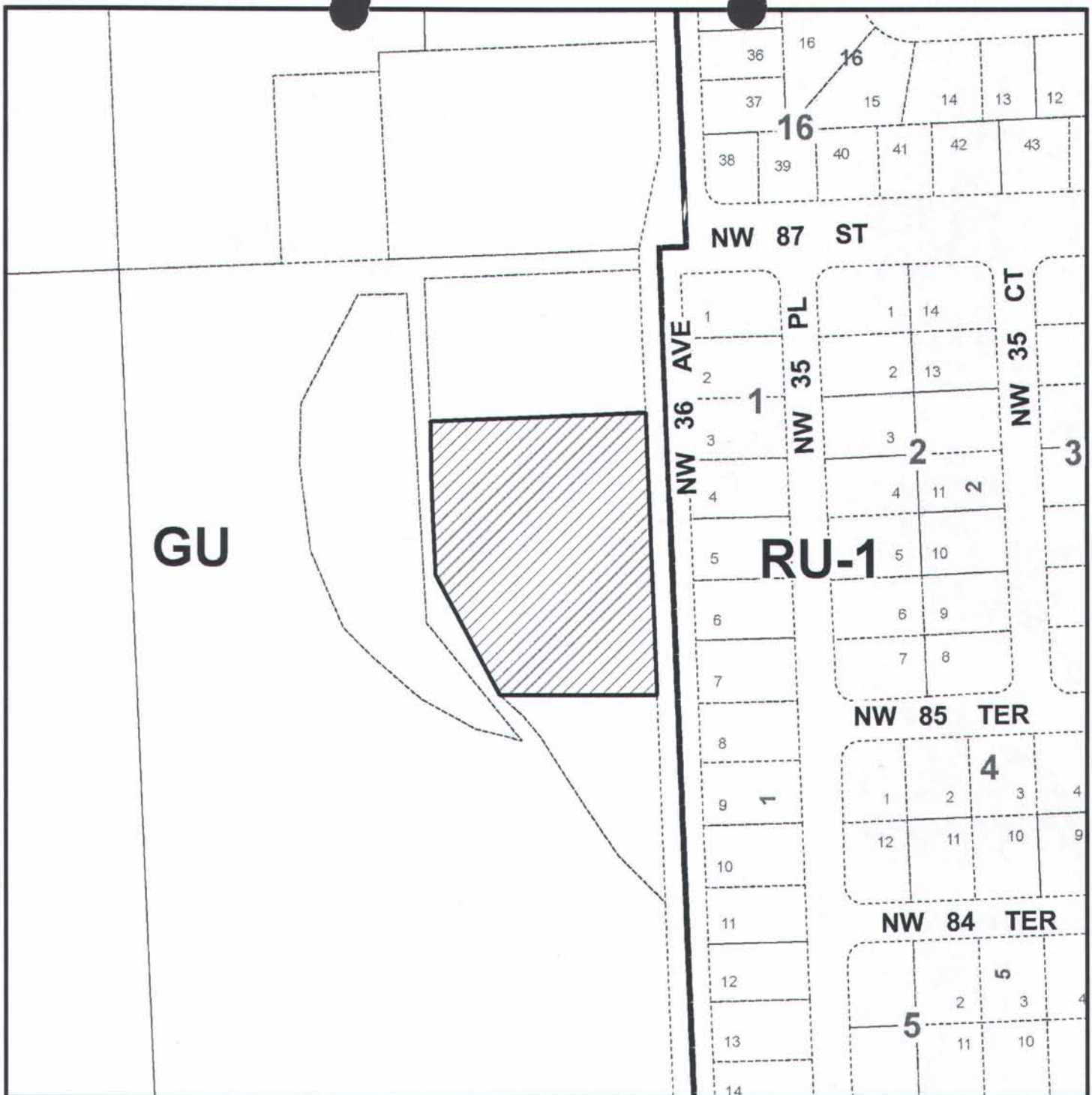
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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MIAMI-DADE PLANNING AND ZONING DEPT.

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MIAMI-DADE PLANNING AND ZONING DEPT.

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211-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

A-7



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000037

Section: 09 Township: 53 Range: 41
 Applicant: KING METAL RECYCLING, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

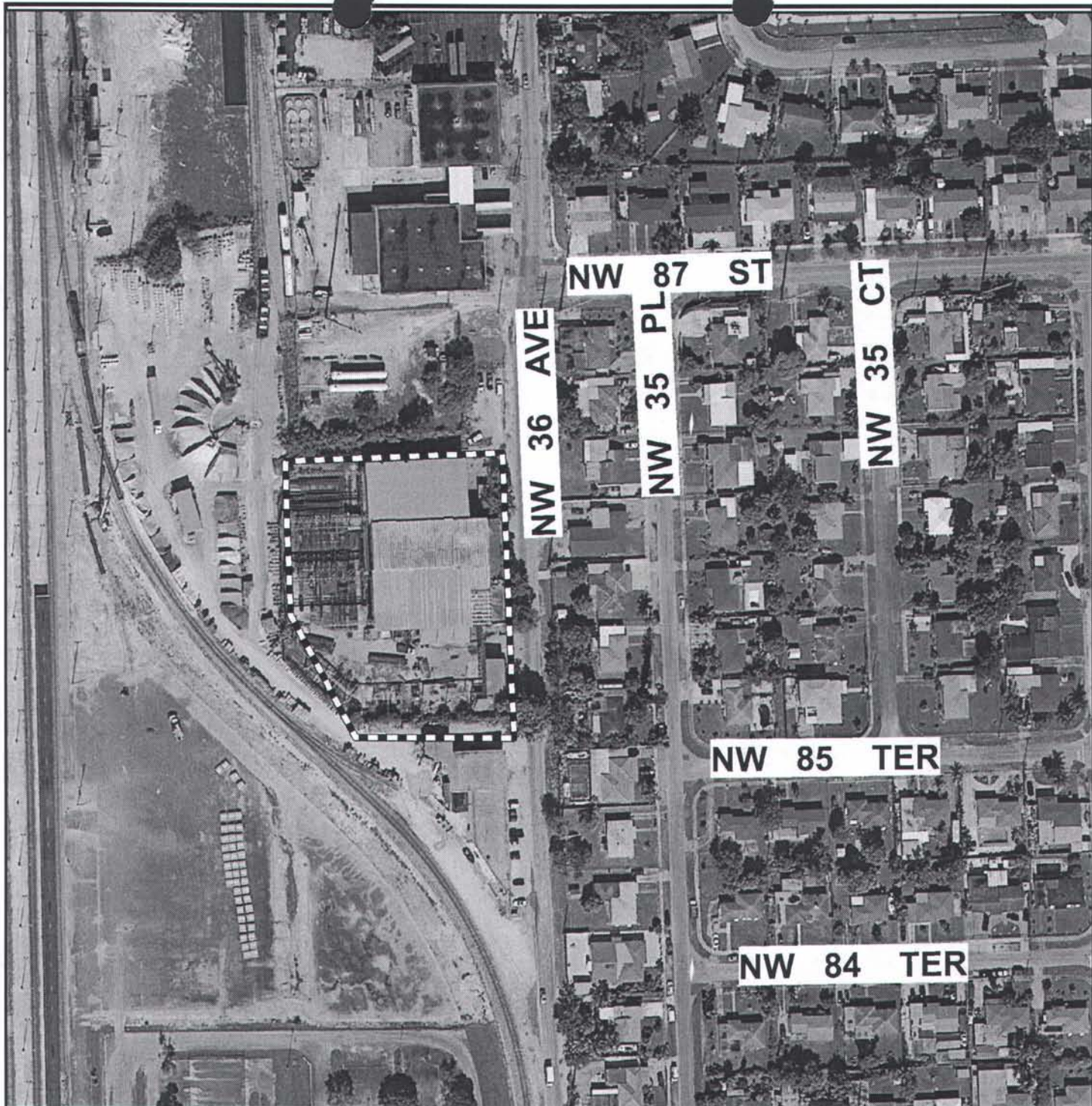
Legend

 Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY
	3/7	



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000037

Section: 09 Township: 53 Range: 41
 Applicant: KING METAL RECYCLING, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

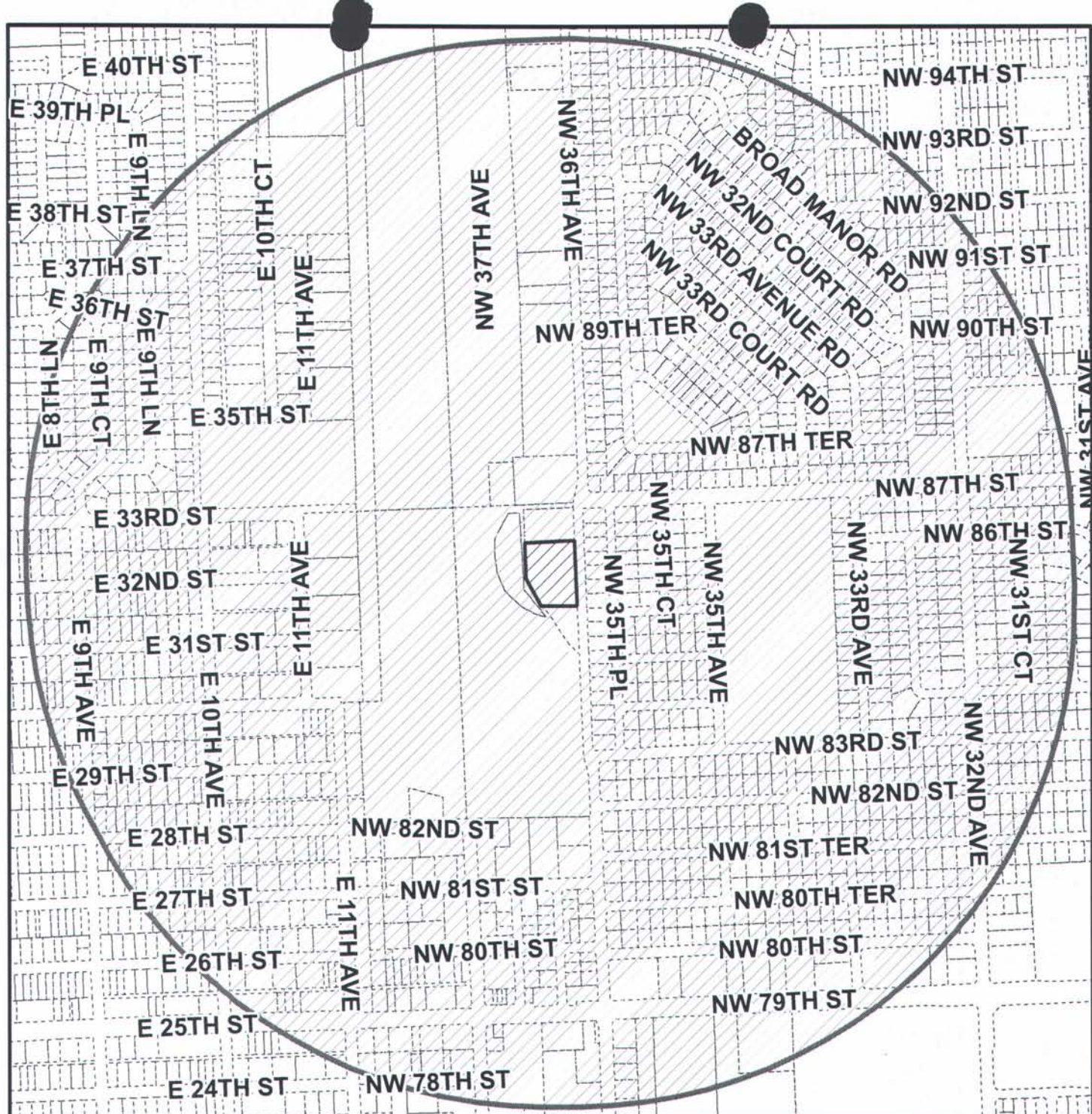
Legend

 Subject Property



SKETCH CREATED ON:

REVISION	DATE	BY
	3/8	



MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 53 Range: 41
 Applicant: KING METAL RECYCLING, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2011000037
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, April 7, 2011

REVISION	DATE	BY
	3/9	

INDUSTRIAL AND OFFICE

(LDR)2.5-6DU/AC

NW 87 ST

NW 36 AVE

NW 35 PL

NW 35 CT

NW 85 TER

NW 84 TER

TERMINALS

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY

Miami-Dade County Department of Sustainability, Planning and Economic Enhancement
Staff Report to Community Council No. 8

PH: Z11-037 (12-1-CZ8-2)

January 18, 2012

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	King Metal Recycling, LLC.
Summary of Requests	The applicant is seeking to allow a zone change to IU-3 and to permit a recycling center spaced less than required from residences. The applicant also seeks to permit the recycling plant with variances to the setback, parking and drives and other zoning regulations.
Location	8600 NW 36 Avenue, Miami-Dade County, Florida.
Property Size	2 gross acres
Existing Zoning	GU
Existing Land Use	Recycling plant
2015-2025 CDMP Land Use Designation	Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the acceptance of the proffered covenant

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU to IU-3.
- (2) SPECIAL EXCEPTION to permit the metal recycling facility to be spaced less than the required 500' from any RU or EU zoning district.
- (3) NON-USE VARIANCE to permit a proposed building setback a minimum of 4' (20' required, 14' previously approved) from the front (east) property line and setback a minimum of 12' 10" (15' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE to permit 19 parking spaces (36 required).
- (5) NON-USE VARIANCE to permit a one-way drive with a minimum width of 12' 10" (14' required).
- (6) NON-USE VARIANCE to waive the zoning regulations requiring recycling operations to be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls.
- (7) NON-USE VARIANCE to permit a wall with a height of 16' (4' maximum permitted) along the front (east) property line.

- (8) NON-USE VARIANCE to waive the zoning regulations requiring the height of a fence or wall to not exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 16' high wall within 10' of the edge of driveway.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets..

PROJECT DESCRIPTION:

The submitted plans depict the recycling center facility with the office additions encroaching into the front (east) setback area. The plans also depict the proposed wall along the front (east) property line.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; recycling plant	Industrial and Office
North	GU; vacant land	Industrial and Office
South	GU; cannery	Terminals
East	RU-1: single-family residences	Low Density Residential (2.5 to 6 dua)
West	GU; rail yard	Terminals

NEIGHBORHOOD COMPATIBILITY:

The 2-acre subject parcel contains the existing recycling plant that was previously approved as a steel fabrication plant in 1950. To the west is a rail yard and to the east are single-family residences. The properties on the west side of NW 87 Avenue, which is the side where the subject property is located, contain similar industrial uses. However, the properties located to the east of the aforementioned roadway are primarily developed with single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the existing industrial use which could be an economic benefit to the County by maintaining the availability of such jobs in this area. However, the proposed IU-3 zoning in close proximity to residences could have a negative visual and aural impact on same.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Industrial and Office** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses*. The proposed zoning district and the proposed use are **consistent** with the industrial uses permitted under the Industrial and Office land use category. Additionally, **Objective LU-4** requires that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the*

uses designated on the LUP map and interpretive text, or with the character of the surrounding community. Staff notes that the subject property and the abutting properties to the north, which are all located to the east of and abutting NW 36 Avenue, are designated Industrial and Office on the LUP map of the CDMP. Further, staff notes that the uses on these properties are industrial. The properties located to the south and west are designated Terminals on the LUP map of the CDMP. The CDMP Land Use Element interpretative text, Terminal land use category, allows rail yards and industrial uses and similar uses that are customary and incidental to the primary railroad use. As such, staff opines that the rezoning of the subject property to IU-3 would bring the property into conformity with the Industrial and Office designation of the property on the CDMP LUP map as well as the industrial uses that currently exist or are planned on the properties designated for Terminal use to the south and west.

However, staff also notes that the properties located to the east of NW 36 Avenue, are primarily developed with residences. **Policy LU-4D** requires that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.* The submitted plans indicate that the recycling facility is developed with the operational and more intensive uses located away from the residences and the offices are located close to NW 36 Avenue, abutting the residences. Further, the applicant is requesting approval of an existing 16' high wall along the front (east) property line which in staff's opinion will mitigate any negative visual or aural impacts on the residences to the east. As such, staff opines that approval of the requests to rezone the property for an industrial use would be **compatible** with the surrounding area and **consistent** with the **Objective LU-4** and **Policy LU-4D** of the CDMP, and with the uses allowed in the areas designated Industrial and Office on the LUP map of the CDMP.

ZONING ANALYSIS:

When the applicant's request to rezone the 2-acre parcel to IU-3, Unlimited Industrial Manufacturing District (request #1), is analyzed under Section 33-311, District Boundary Change, and request #2, to allow the metal recycling facility spaced less than the required 500' from any residential district is analyzed under Section 33-311(A)(3), Special Exception, Unusual and New Uses, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval with conditions of the applicant's request to rezone the property, to allow the continued use as a recycling facility, will be **consistent** with the Industrial and Office designation of the property on the LUP map of the CDMP. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on memoranda from DERM or the Public Works Department. Additionally, staff notes that the subject property abuts a rail yard facility to the west which in staff's opinion, could enhance the transportation efficiencies of the facility in the future.

Staff notes that the industrial uses on the property have been in existence since 1955, based on the records of the Department of Sustainability, Planning and Economic Enhancement and have existed within close proximity to the residential uses located to the east of NW 36 Avenue. In fact, the residences directly to the east of the subject property were built in 1955. In April 1955, pursuant to Resolution #8165, the subject property was approved to allow a steel fabrication plant. Subsequently, said plant was expanded pursuant to Resolution #ZAB-35-61, in April 1961, to permit the plant within 64' of residential properties, where a 500' spacing is required from residential properties. As such, staff opines that since the exception applied for (request

#2) is similar to what was previously approved in 1961, approval of the proposed recycling center which staff opines is similar to and compatible with the previously approved steel fabrication plant uses that were spaced less than allowed from residential properties, will not result in a change in the character of the neighborhood, nor would it result in excessive noise or traffic. However, staff would recommend that due to the proximity to the residential properties, that operations be restricted to days and hours that would not have a negative impact on the quality of life of the residents located to the east. Therefore, staff opines that approval of the district boundary change to allow the continued use of the property as a recycling center will be **compatible** with the surrounding area. However, staff notes that the proposed IU-3 zoning would allow uses that could have a negative visual and aural impact on the residences in the area. Consequently, the applicant has proffered a covenant restricting the use of the property to the recycling facility only and restricting the days and hours of operation for the facility. **Staff therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant and approval with conditions of request #2 under Section 33-311(A)(3), Special Exception, Unusual Uses and New Uses.**

When requests #3 through #8 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of these requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff's analysis of the applicant's request for variances to the setback regulations (request #3) indicated that the subject site was previously approved to allow the facility to setback 14' from the front (east) property line and that the applicant is now requesting an additional 10' encroachment. The submitted plans indicate that the encroachment is the result of an expansion of the office building into the front (east) setback area. Said plans indicate that the building will be approximately 19' in height, and that the wall along the front (east) property line will be 16' high, both of which will provide an adequate visual and aural buffer for the industrial operations both within and outside the buildings on the 2-acre subject parcel. Further, staff notes that the 2' 2" encroachment into the interior side (north) setback area is minimal and will not have a negative visual or aural impact on the property to the north which is also designated Industrial and Office on the CDMP LUP map and would allow uses that are similar to and more intensive than being requested on the subject property.

Staff is supportive of the applicant's request, with conditions, to allow the wall to exceed the maximum height allowed by 8' (request #7) and to allow said wall within 10' of the edge of driveway leading to a public right-of-way (request #8). In staff's opinion, the increased wall height in conjunction with the layout of the site which indicates the two-story office building located to the front (east) of the property with the operational and storage areas located behind them, will mitigate the aural and visual impacts of the industrial uses on the residential properties located to the east. In staff's opinion, the approval of the aforementioned requests is integral to the approval of request #6, which would allow the applicant to conduct recycling activities outside of a building or behind enclosed walls on the site.

Further, staff opines that the approval of requests #4 and #5, would not have a negative impact on the surrounding area, nor result in the spillage of parking onto the abutting roadways and negatively affect traffic on same. The submitted plans indicate a traffic circulation pattern on the site which includes the one-way drive that is the subject of request #5, which staff opines will provide adequate stacking for the pickup and delivery of inventory for the recycling center. Further, staff opines that approval with conditions of the applicant's request to provide less parking spaces than required, will not have a negative impact on the surrounding area.

However, staff recommends as a condition of approval, that no parking for employees or customers be allowed on the abutting right-of-way, NW 36 Avenue.

Based on the aforementioned, staff opines that the approval with conditions of requests #3 through #8 will not have a negative visual or aural impact on the surrounding area and would be **compatible** with same. **Staff therefore, recommends approval with conditions of requests #3 through #8, under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) ingress points along NW 36 Avenue, the larger of which to the south allows both ingress and egress to the property. Additionally, the applicant has provided a one-way drive along the north property line, circling to the rear (west) of the property, to allow the drop off and pick up of inventory for the recycling facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1 subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 though #8.

CONDITIONS FOR APPROVAL (For requests #2 through #8 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Office Building for: King Metal Recycling" as prepared by IMEC Design Consultants, Inc. Sheets A-1 and A-3 dated stamped received 10/11/11 and the remaining 6 sheets dated stamped received 4/4/11 for a total of 8 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That no parking be allowed offsite or along NW 36 Avenue.
5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Permitting, Environment and Regulatory Affairs, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the use be permitted to operate only between the hours of 7:00 A.M. to 6:00 P.M. on Mondays through Fridays and 8:00 A.M. to 5:00 P.M. on Saturdays.

7. That the applicant comply with all conditions from the Environmental Quality Control Board of the Department of Permitting, Environment and Regulatory Affairs.
8. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

ES:MW::GR:NN:JC:CH

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line.

Eric Silva, AICP, Interim Assistant Director
Zoning and Community Design
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

King Metal Recycling, LLC
Z11-037

NEIGHBORHOOD SERVICES PROVIDER COMMENTS

DERM	No objection*
Public Works and Waste Management	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Industrial and Office (Pg. I-39)	Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.
Objective LU-4 (Pg. I-11)	Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.
Land use Policy LU-4D (Pg. I-11)	Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p>
--	---

ZONING RECOMMENDATION ADDENDUM

King Metal Recycling, LLC Z11-037

	<p>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</p> <p>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</p> <p>(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</p> <p>(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</p> <p>(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual use which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</p>

2. KING METAL RECYCLING, LLC
(Applicant)

12-1-CZ8-2 (11-037)
Area 8/District 02
Hearing Date: 01/18/12

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1950	Dade-County Port Authority & Seaboard Airline Railroad	- Deletion of agreement.	BCC	Approved
1950	Dade-County Port Authority & Seaboard Airline Railroad	- Relinquish Jurisdiction.	BCC	Approved
1955	Nathan Adelman	- Use classification permitting an IU-1 use.	BCC	Approved
1961	Adelman, Adelman & Coverman	- Variance spacing and setback requirement.	ZAB	Approved With conditions
1961	Adelman, Adelman & Coverman	- Variance spacing requirement to permit expansion of steel fabrication plant and setback requirement.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: September 20, 2011

To: Charles Danger, P.E., Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs



Subject: #Z2011000037-3rd Revision
King Metal Recycling, LLC
8600 N.W. 36th Avenue
District Boundary Change from GU to IU-3, Special Exception to Permit a
Steel Fabrication Plant Spaced Less than Required from RU Zoning District
and to Permit the Steel Fabrication Plant Setback Less than Required from
Property Lines
(GU) (2 Acres)
09-53-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer line is located approximately 125 feet from the site. Consequently, the subject property would have to be served by a public water supply system and a septic tank.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage. There are activities that are inherent to land uses permitted in the proposed zoning classification that generate liquid waste other than domestic sewage.

Section 24-43.1 (6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1 (4) of the Code.

In as much as the zoning request did not comply with the above mentioned Code sections, the property owner applied for and obtained an extension of time from the Environmental Quality Control Board (EQCB) to allow the use of public water supply and a septic tank for a resource recovery facility, subject to the conditions stated in Board Order No. 10-5. As per the recent resubmittal, the applicant is clarifying on site plan "no outside storage". This request would be in compliance with Condition No. 8 of said EQCB Board Order.

Stormwater Management

A Class VI permit is required for the construction and operation of the proposed surface water management system. This permit shall be obtained prior site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The proposal will not impact tree resources. Please be advised that a Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Appropriate actions must be taken to not adversely impact tree resources on the referenced property.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: KING METAL RECYCLING, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit less parking than required.

This Department has no objections to the request to permit a one-way driveway with a minimum width of 12 feet 10 inches.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

Additional improvements may be required at time of permitting/platting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

08-JUN-11



Memorandum

Date: 20-OCT-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000037

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated September 19, 2011.

APPROVAL

No objection to site plan date stamped received October 11, 2011.

Service Impact/Demand

Development for the above Z2011000037
located at 8600 NW 36 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0788 is proposed as the following:

N/A	dwelling units	1,768	square feet
residential		industrial	
2,698	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.68 alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS Engine, Battalion 5.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped received October 11, 2011. Substantial changes to the Letter of Intent will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum



Date: August 30, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000037: KING METAL RECYCLING, LLC

Application Name: KING METAL RECYCLING, LLC.

Project Location: The site is located at 8600 NW 36 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from GU to IU-3; a special exception for spacing; and a non-use variance for parking.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 04-JAN-12
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

KING METAL RECYCLING, LLC

8600 NW 36 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000037

HEARING NUMBER

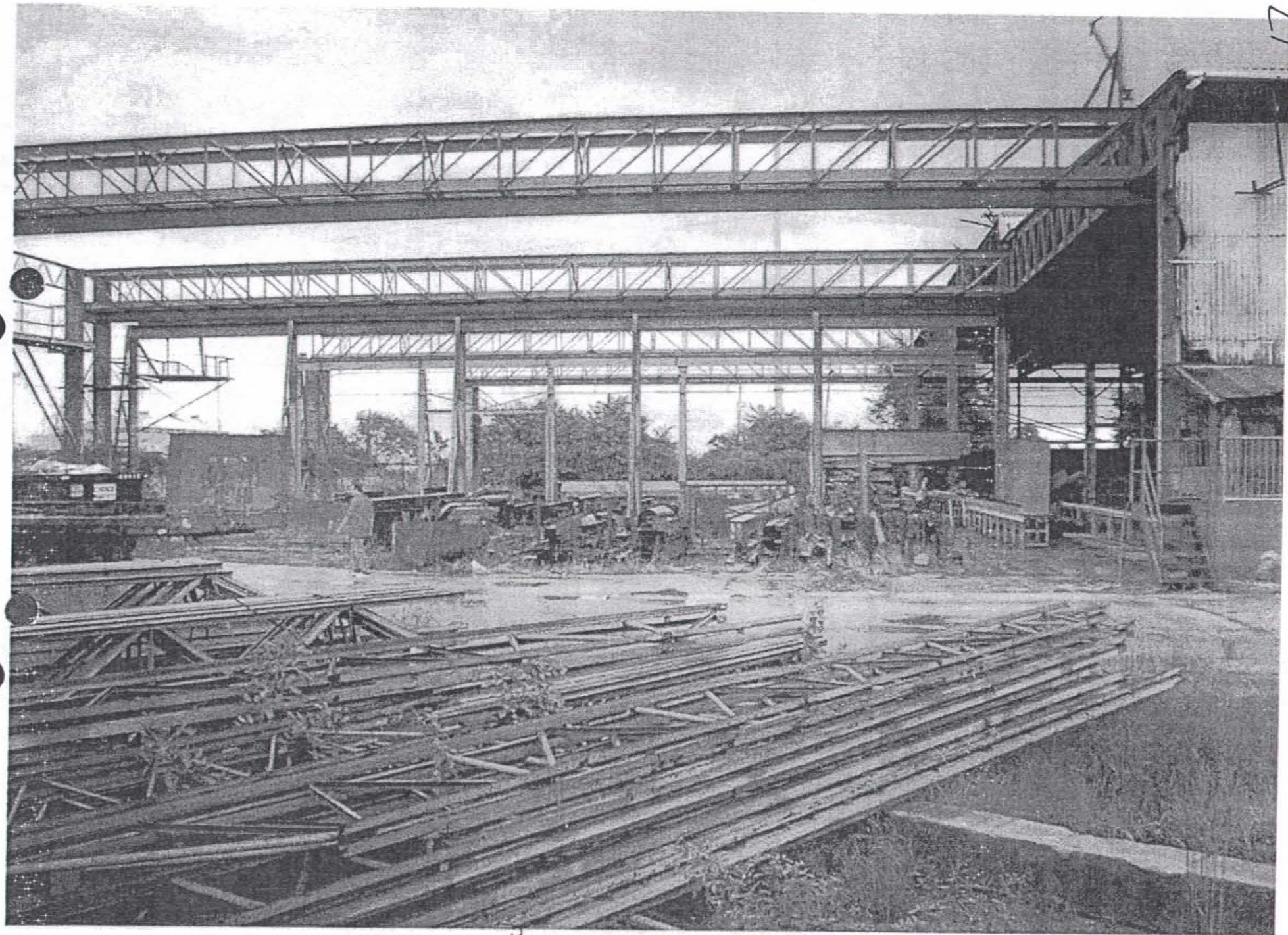
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: no open cases

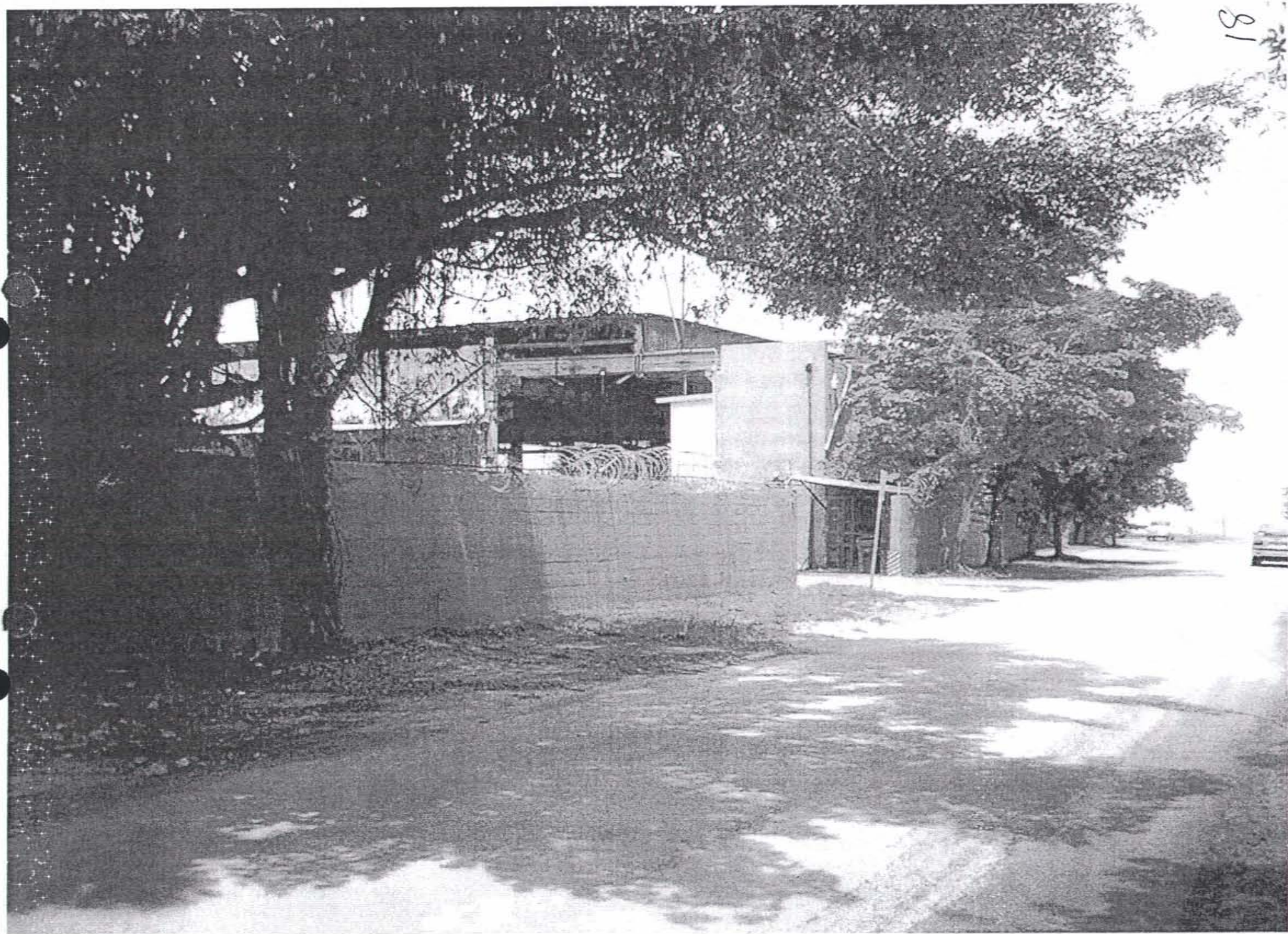
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

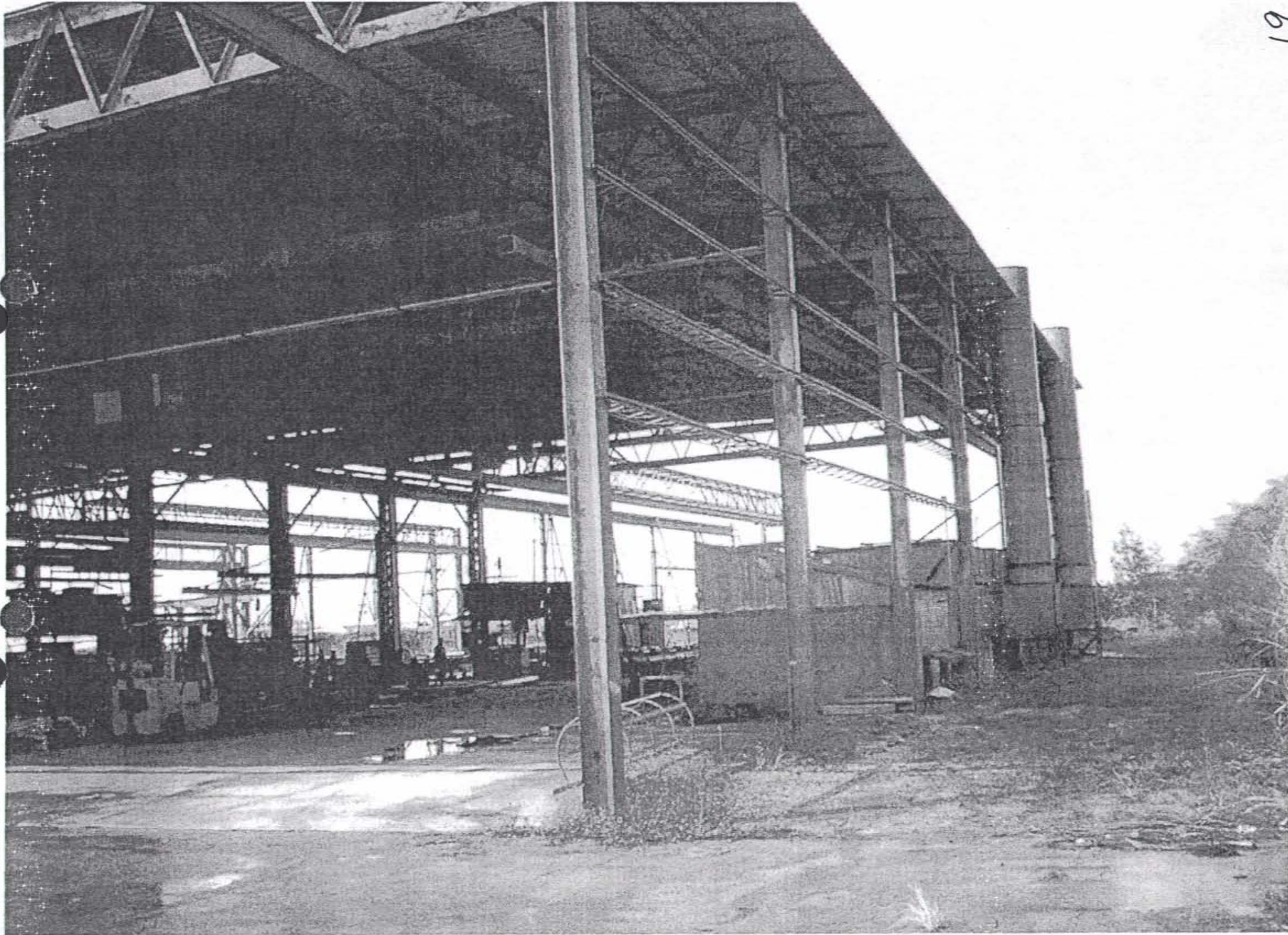
NCS Albury



Back Side



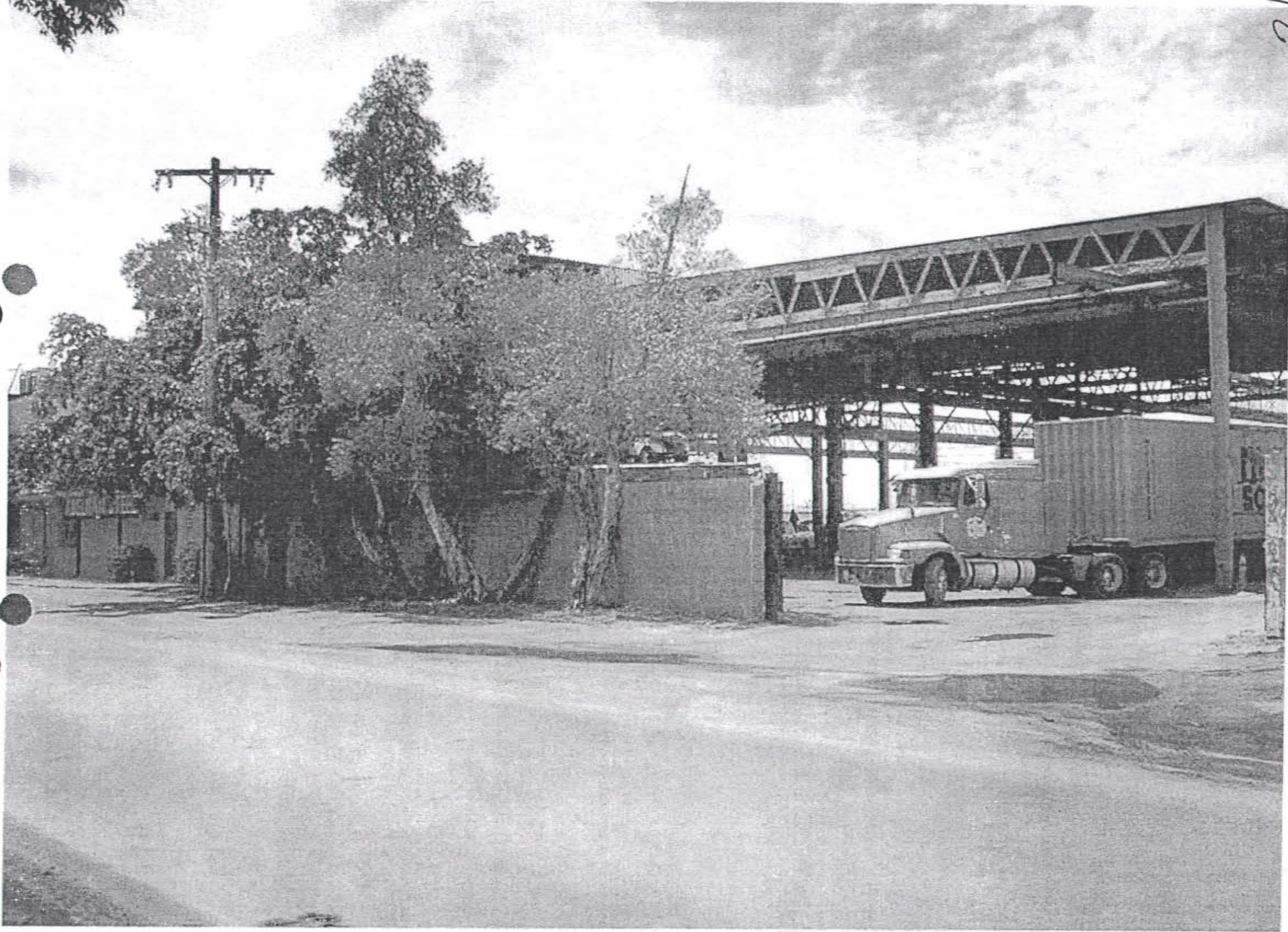
Front Side



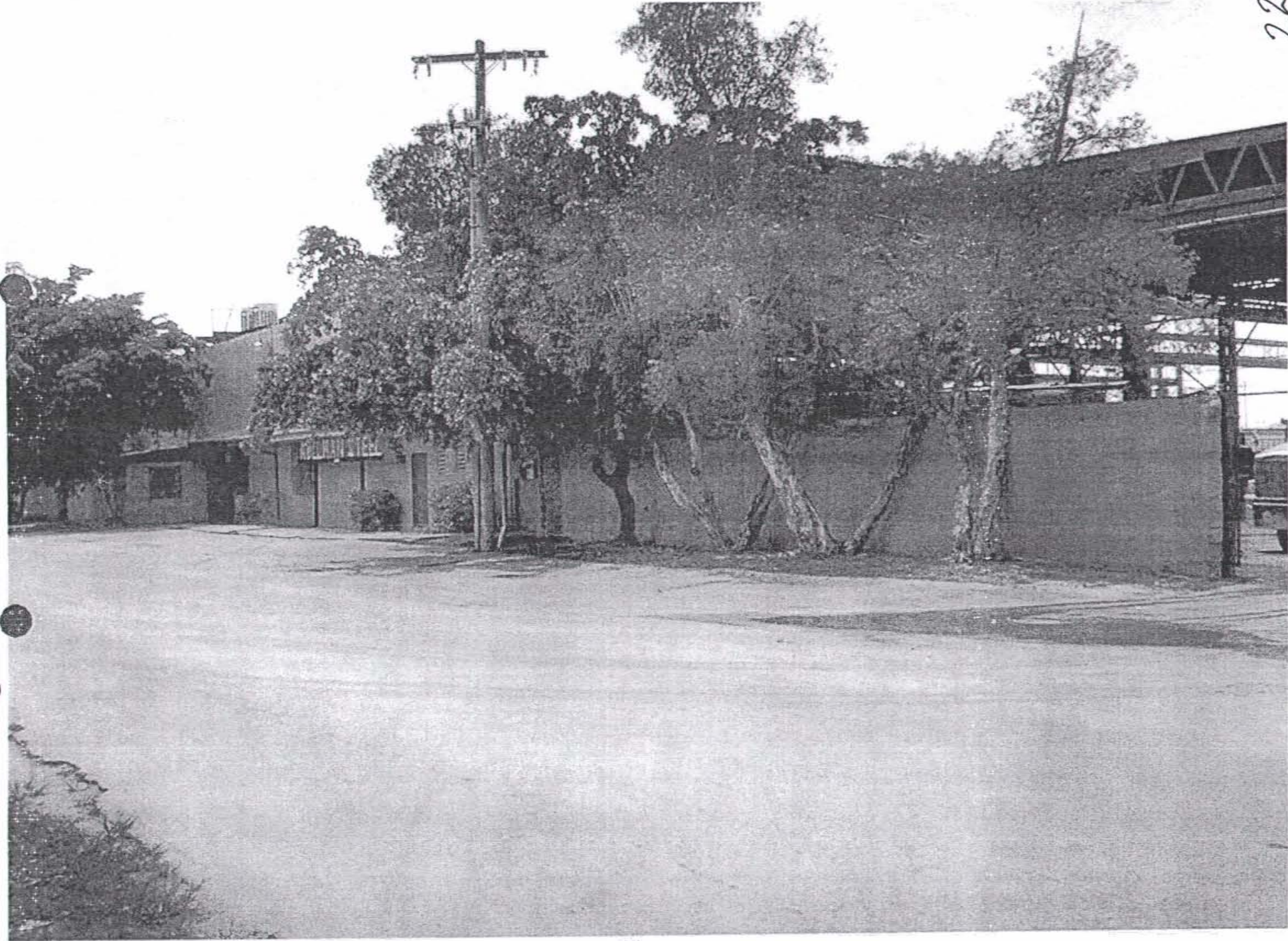
North Side



South Side



Front Side



Front side

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: King Metal Recycling, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Pedro L. Amador, 15954 NW 79 PL, M.C., FL 33016</u>	<u>25 %</u>
<u>Jorge L. Amador, 7783 NW 166 Terr, M.C. FL 33016</u>	<u>25 %</u>
<u>Yohani Danza, 961 E. 13th St. Hialeah, FL 33010</u>	<u>25 %</u>
<u>Arturo Alvarez, 961 E. 13th St. Hialeah, FL 33010</u>	<u>25 %</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

NAME AND ADDRESS

Re-numbered
Percentage of Interest
RECEIVED
211-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

Re-numbered
RECEIVED
21-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI DADE PLANNING AND ZONING DEPT.

BY:

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief

Signature:
(Applicant)

Sworn to and subscribed before me this 19 day of AUGUST, 2010. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 10-22-2012

Seal
MANUEL U. ESCORCIA
Commission DD 818859
Expires October 22, 2012
Bonded Thru Troy Fair Insurance 800-385-7019

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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21-037
OCT 11 2011

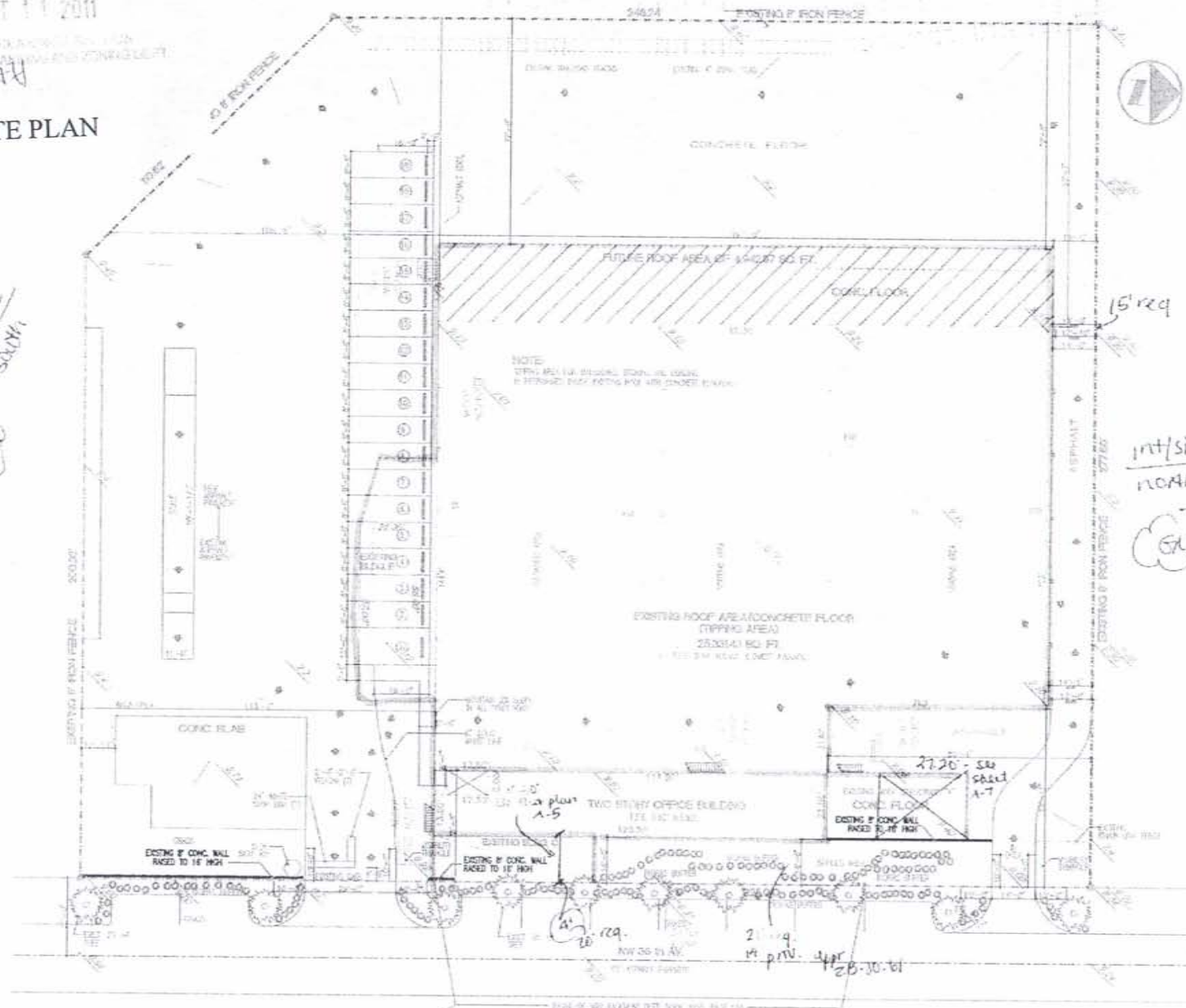
FOR THE RECORD
MUNICIPAL PLANNING & ZONING DEPT.
BY *AV*

ENLARGED SITE PLAN

1. CITY OF CHICAGO
2. CHICAGO DEPT. OF PUBLIC WORKS
3. CHICAGO DEPT. OF STREETS
4. CHICAGO DEPT. OF TRANSPORTATION
5. CHICAGO DEPT. OF ENVIRONMENTAL MANAGEMENT
6. CHICAGO DEPT. OF LAND ACQUISITION
7. CHICAGO DEPT. OF POLICE
8. CHICAGO DEPT. OF FIRE
9. CHICAGO DEPT. OF HEALTH
10. CHICAGO DEPT. OF SOCIAL SERVICES
11. CHICAGO DEPT. OF EDUCATION
12. CHICAGO DEPT. OF CULTURAL AFFAIRS
13. CHICAGO DEPT. OF COMMERCE
14. CHICAGO DEPT. OF FINANCE
15. CHICAGO DEPT. OF LABOR & RELATIONS
16. CHICAGO DEPT. OF REVENUE
17. CHICAGO DEPT. OF TECHNOLOGY
18. CHICAGO DEPT. OF THE TREASURY
19. CHICAGO DEPT. OF WATER
20. CHICAGO DEPT. OF WEATHER
21. CHICAGO DEPT. OF WILDFIRE
22. CHICAGO DEPT. OF YOUTH SERVICES

*int/side
SOUTH*

GU



15' req

*int/side
NORTH*

GU

*note
on street parking
not approved under
this application*

front/cast

RU-1

paying from

** NO outside storage **

*all app. under no
213-50-61*

10/11/11

CONTRACTOR NOTES:

- DO NOT REMOVE ANY EXISTING CURBING FROM THE SURROUNDING OF ANY MORE & RECORD ARE NOT TO BE ENLARGED OF ANY DISCREPANCY.
- DO NOT REMOVE ANY EXISTING CURBING FROM THE SURROUNDING OF ANY MORE & RECORD ARE NOT TO BE ENLARGED OF ANY DISCREPANCY.

NOTE:

EXISTING EXISTING CURBING FROM THE SURROUNDING OF ANY MORE & RECORD ARE NOT TO BE ENLARGED OF ANY DISCREPANCY.

LEGAL DESCRIPTION:

MIAMI-DADE COUNTY
PROCESS #: Z11-037
DATE: OCT 11 2011
BY: SDE

[illegible]

1. What is the purpose of the study?
 2. What are the research objectives?
 3. What is the research methodology?
 4. What are the results of the study?
 5. What are the conclusions of the study?
 6. What are the limitations of the study?
 7. What are the implications of the study?
 8. What are the future research directions?
 9. What are the references of the study?
 10. What are the appendices of the study?

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 66499-9 100 01470 ----- 1 2000

[illegible]

FF di employee =
 $18 \times 2 = 36$

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JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

(64)

front/cast

* NO outside storage *

All that I have said, I do say in the name of the Father and of the Son and of the Holy Spirit. Amen.

ALL OTHERS ARE SUBJECT TO THE
DISCRETION OF THE ADVERTISING
MANAGER.

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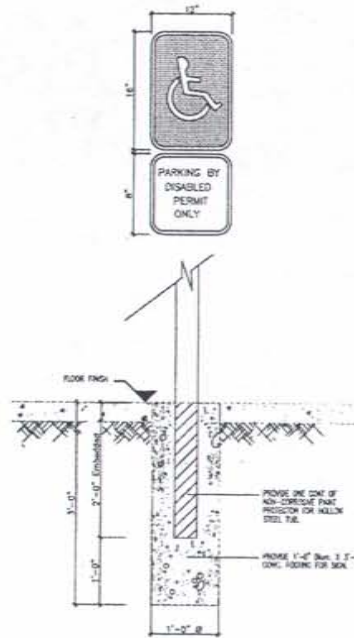
A-1

26

RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING DEPT.
DATE: APR 04 2011
BY: HCB

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AA

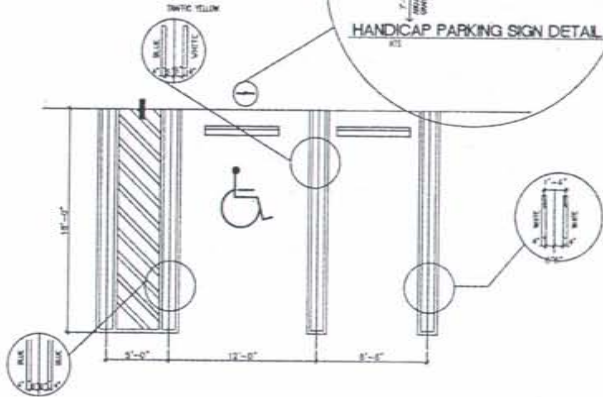


HANDICAPPED PARKING SIGN
SCALE: NTS

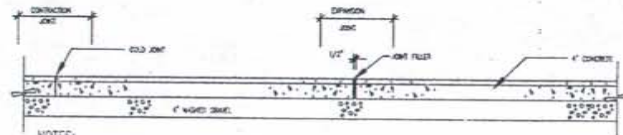
1. TOP PORTION OF POST SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK SYMBOL, LETTERS AND SYMBOL.
3. PROVIDE SIGN POST WITH 1" O.D. GALVANIZED STEEL, PMS, SECURED AND MOUNTED AS REQUIRED. PMS.



HANDICAP PARKING SIGN DETAIL
SCALE: NTS



TYPICAL PARKING STALL DETAIL /H.C. PARKING
SCALE: 1/8"

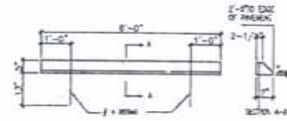


1. REINFORCING - 6#16 x 18" MIN.
2. PROVIDE CONCRETE JOINTS DOWN TO BASE WITH 1/2" MIN. 2" x 4" x 1/2" STEEL.
3. PROVIDE 1/2" MIN. 4" DIALS AND JOINTS.
4. FINISH - LIGHT BROWN.
5. PROVIDE CONCRETE JOINTS DOWN 10'-0" MIN.

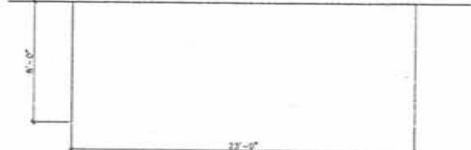
TYPICAL CONCRETE SLAB DETAIL
SCALE: 1/8"

CONTRACTOR NOTE:

- C.C. VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK & INFORM ARCHITECT & ENGINEER OF ANY DISCREPANCIES.
- C.C. RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF EXISTING STRUCTURE.
- ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION, I.E. TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.



WHEEL STOP DETAIL
SCALE: NTS



TYPICAL PARALLEL PARKING STALL DETAIL
SCALE: 1/8"

not approved under this application

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211-037
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: HCB

meC
design
consultants, inc.
9187 NW 16TH STREET SUITE 11-24
MIAMI, FLORIDA 33155
JOSE A. MARTINEZ, P.E.
JOSE A. MARTINEZ, P.E.
JOSE A. MARTINEZ, P.E.



PROJECT NAME & ADDRESS
OFFICE BUILDING
FOR: KING METAL RECYCLING
8800 NW 36 AVE. MIAMI, FL 33142
THE PROPERTY OF "MEC DESIGN CONSULTANTS, INC." IS HEREBY CERTIFIED THAT THE INFORMATION IS THE PROPERTY OF "MEC DESIGN CONSULTANTS, INC." WITHOUT THE WRITTEN PERMISSION OF "MEC DESIGN CONSULTANTS, INC."

REVISION NO.	DATE	BY
1	02-08-2011	O.C.
2	02-08-2011	O.C.
3	02-08-2011	O.C.

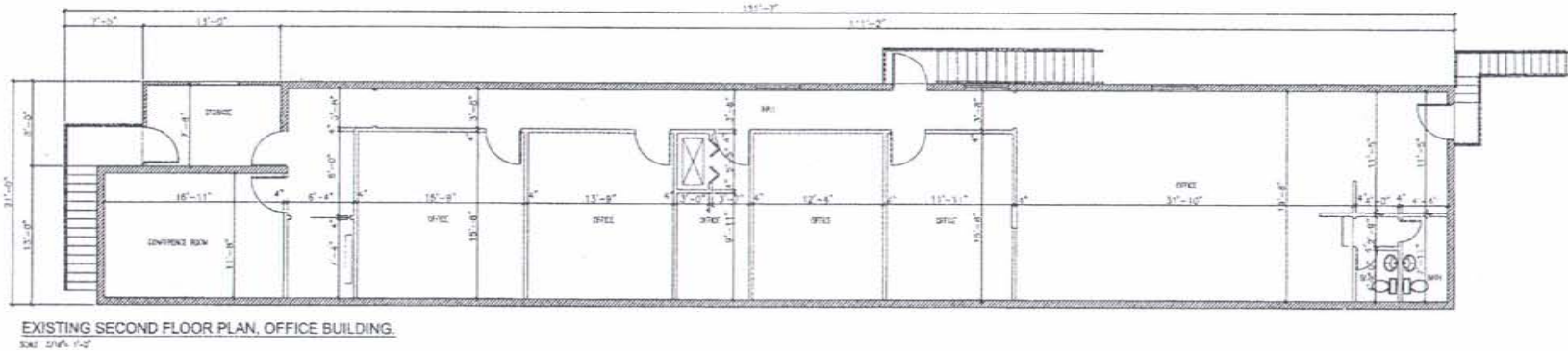
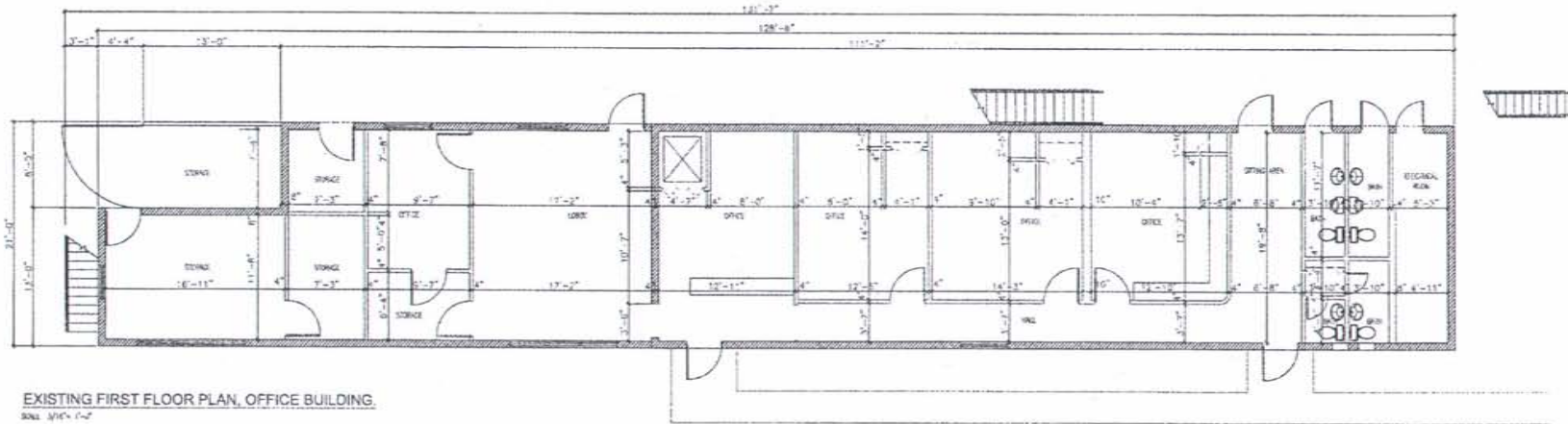
CHECKED BY: HC
DRAWN BY: OG
DATE: 08-26-2010

SHEET TITLE:
PARKING DETAILS.

DATE: 08-26-2010
SHEET NO.

A-1.1

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MIAMI-DADE COUNTY
PLANNING & ZONING
DEPT. APR 24 2011
BY: JDE



LEGEND:

	REMOVES EXISTING WALL TO REWORK
	REMOVES EXISTING INTERIOR WALL TO REWORK
	CHANGES DOORS TYPE TO EXISTING
	CHANGES EXISTING WINDOWS TO REWORK

RECEIVED
211-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AT

RE-RECEIVED
APR 24 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

existing 2-story office bldg

imec
design
CONSULTING, INC.
4107 NW 18TH STREET SUITE 11-21
MIAMI, FL 33142
JOSE A. MARTINEZ, P.E.
NONETU CRUZ, L.L.O.

SEAL:

JOSE A. MARTINEZ, P.E.

PROJECT NAME & ADDRESS:
OFFICE BUILDING,
FOR LATELATA, INCORPORATED
8800 NW 30 AVE. MIAMI, FL 33142
FILE LATELATA, INCORPORATED INFORMATION, A
CORPORATION OF THE STATE OF FLORIDA,
AND AN ACT OF INCORPORATION OF THE STATE OF
FLORIDA, INC. MIAMI, FL 33142

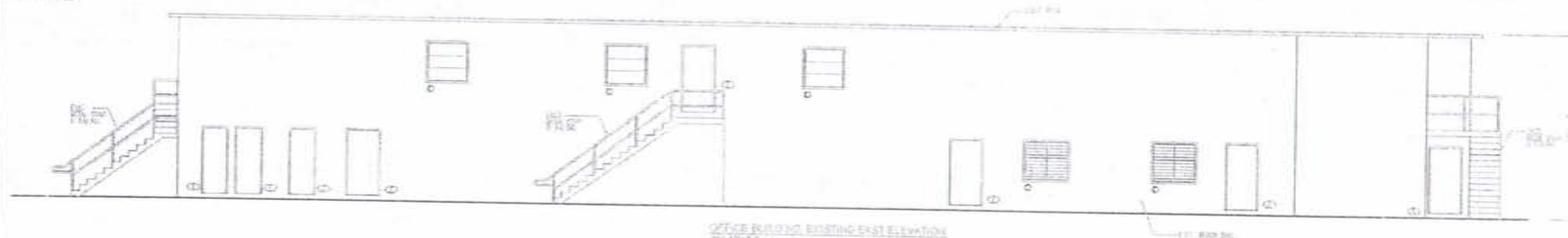
REVISION NO. DATE BY
1 02-08-2011
2 02-08-2011

CHECKED BY: HC
DRAWN BY: DG
DATE: 02-28-2010

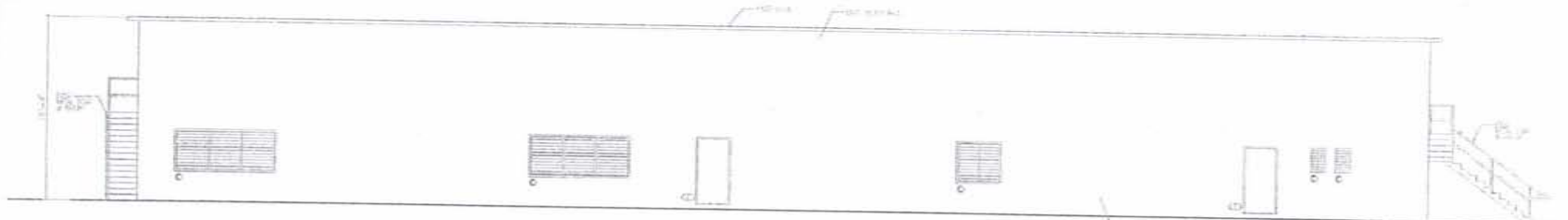
SHEET TITLE:
FIRST AND SECOND FLOOR PLAN.
DATE: 02-28-2010

SHEET NO.
A-2

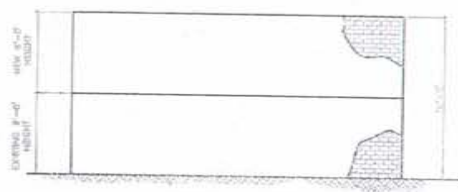
RECEIVED
 MIAMI-DADE COUNTY
 PROCESS # Z11-037
 DATE: OCT 11 2011
 BY: SDB



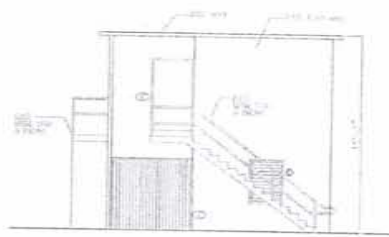
OFFICE BUILDING EXISTING EAST ELEVATION
 BY: WFL



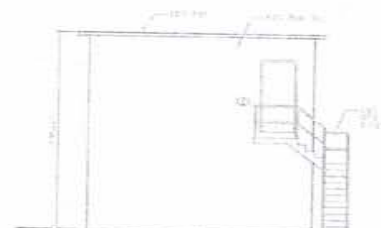
OFFICE BUILDING EXISTING WEST ELEVATION
 BY: WFL



CONCRETE WALL TYPICAL
 BY: WFL



OFFICE BUILDING EXISTING SOUTH ELEVATION
 BY: WFL



OFFICE BUILDING EXISTING NORTH ELEVATION
 BY: WFL

RECEIVED
 Z11-037
 OCT 14 2011

JOHNS HARRIS SECTION
 HARRIS AND HARRIS ARCHITECTS, P.A.

BY: JH

29
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 MIAMI-DADE COUNTY
 PROCESS # Z11-037
 DATE: OCT 11 2011
 BY: SDB



PROJECT NAME: A REPAIR
 CHECKED BY: JH
 DATE: OCT 11 2011
 BY: JH

REVISIONS
 NO. DATE DESCRIPTION
 1 10/11/11 JH

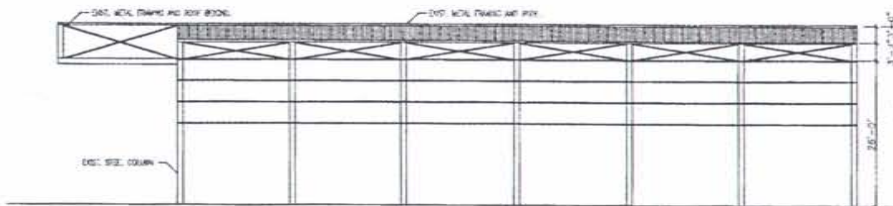
CHECKED BY: JH
 DRAWN BY: JH
 DATE OF ISSUE: 10/11/11
 PROJECT: OFFICES BUILDING ELEVATIONS
 DATE OF ISSUE: 10/11/11

BY: JH
 A-3

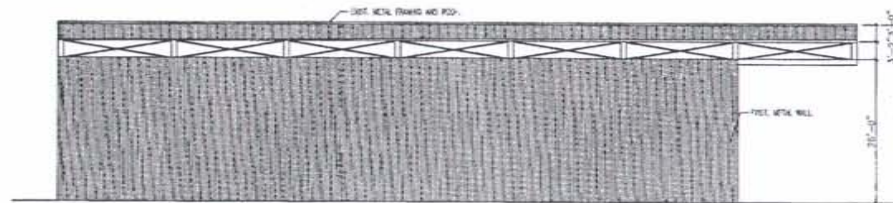
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MIAMI-DADE COUNTY
PLANNING & ZONING
DATE: APR 04 2011
BY: [Signature]

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211-037
APR 04 2011

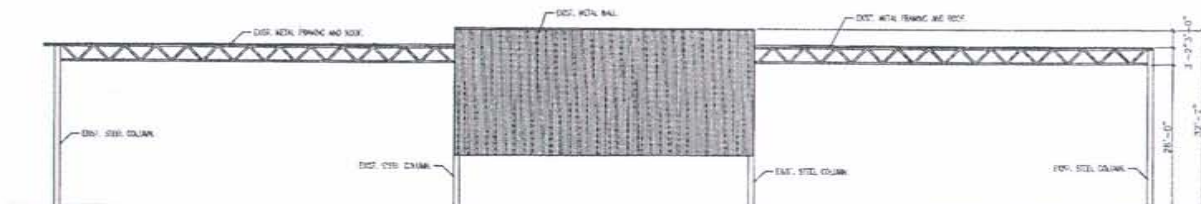
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Alt



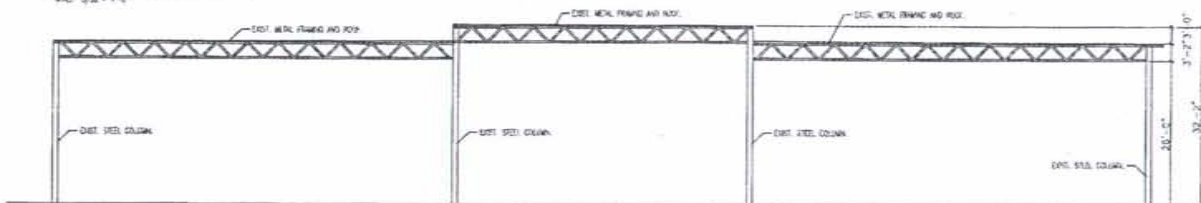
BLDG. "A" NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG. "A" SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG. "A" EAST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG. "A" WEST ELEVATION
SCALE: 3/32" = 1'-0"

me
design

CONSULTANTS, INC.
3161 NW 127TH STREET, SUITE 1124
MIAMI, FLORIDA 33187
TEL: 305.400.0933 FAX: 305.400.0934
WWW.MEDDESIGNINC.COM

SEAL: [Signature]
JOSE A. MARTINEZ, P.E.

PROJECT NAME & ADDRESS:

OFFICE BUILDING
FOR
KING METAL RECYCLING
8000 NW 75 AVE MIAMI, FL 33142

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BY:

DATE:

REVISION NO:

CHECKED BY: HC

DRAWN BY: DG

DATE: 08-28-2010

SHEET TITLE

**INDUSTRIAL
BUILDING
ELEVATIONS.**

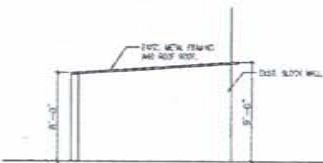
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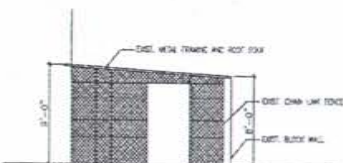
A-4

62-numbered
RECEIVED
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

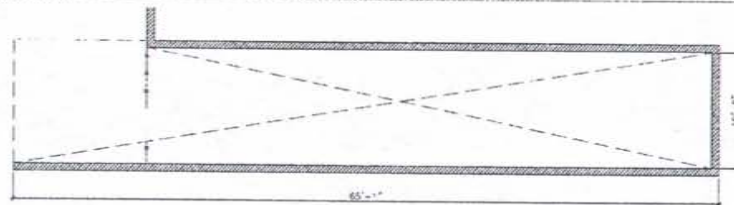
NOTE:
1) EXISTING BRACING "C" WILL BE USED FOR DEMO.



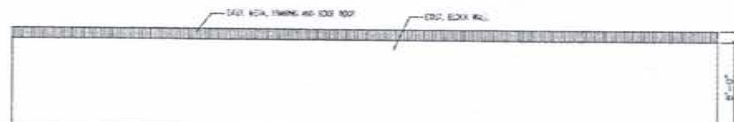
BLDG. "C" EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



BLDG. "C" EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN, BUILDING "C"
SCALE: 3/16" = 1'-0"

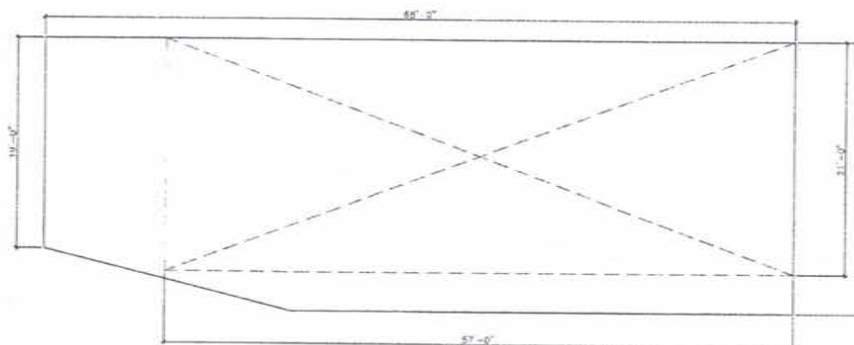


BLDG. "C" EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

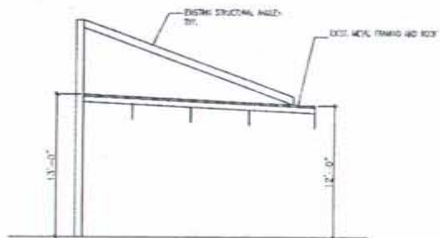
RECEIVED
211-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

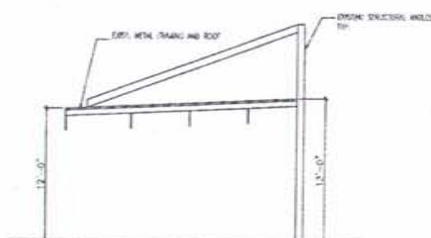
BY AA



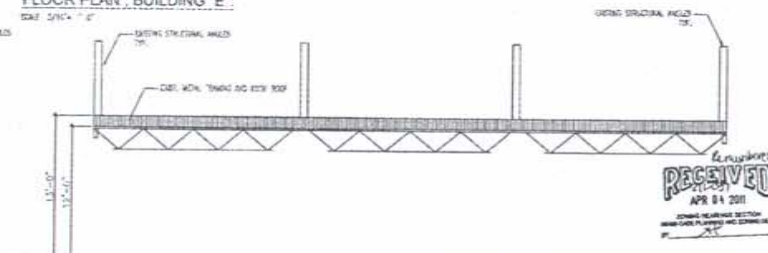
FLOOR PLAN, BUILDING "E"
SCALE: 3/16" = 1'-0"



BLDG. "E" EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



BLDG. "E" EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



BLDG. "E" EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

me design
CONSULTANTS, INC.
3117 N.W. 107th Ave., Suite 100
Miami, FL 33177
Tel: 305.444.1111
Fax: 305.444.1112

JOSE A. MARTINEZ P.E.
SEAL

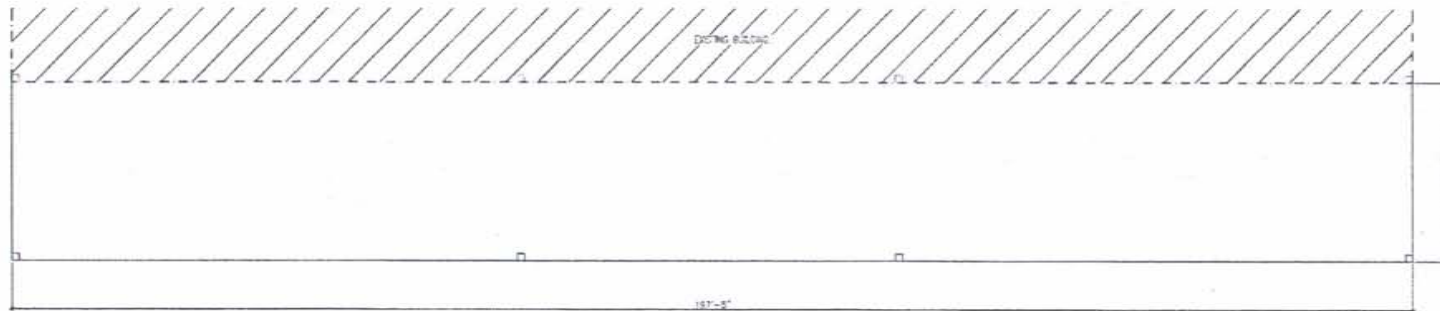
PROJECT NAME & ADDRESS:
OFFICE BUILDING
FOR
MIAMI METAL RECYCLING INC.
8800 NW 26 AVE. (N-99), FL 33142.
THIS DRAWING CONTAINS PROPRIETARY INFORMATION, IS
THE PROPERTY OF ME DESIGN CONSULTANTS, INC.
AND MAY BE REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN
CONSENT OF ME DESIGN CONSULTANTS, INC.

REVISION NO.	DATE	BY
1	03-18-1211	
2	02-18-2011	

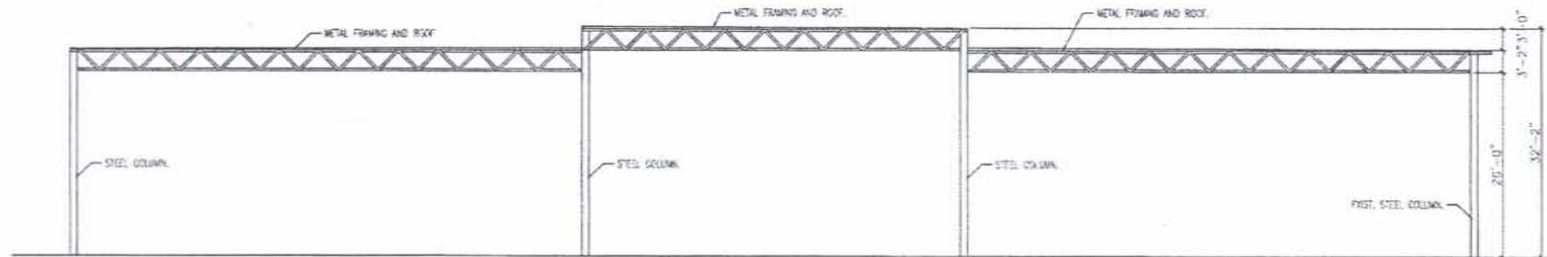
CHECKED BY: HC
DRAWN BY: CG
DATE: 08-28-2010
SHEET TITLE:
**FLOOR PLAN
& ELEVATIONS.**
DATE: 08-28-2010

SHEET NO.
A-5

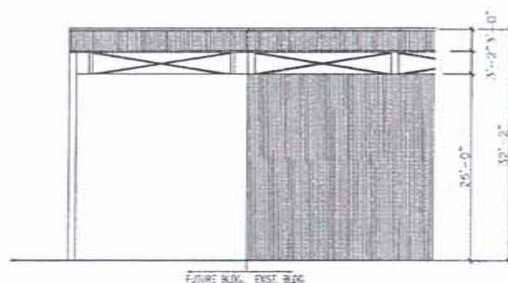
RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING
DEPT. APR 04 2011



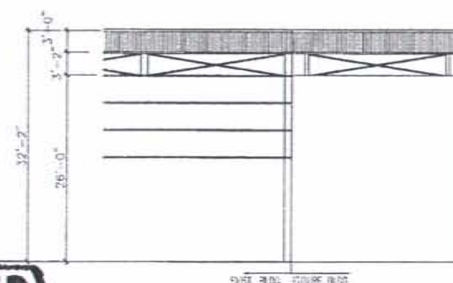
FUTURE BUILDING FLOOR PLAN
SCALE: 3/32" = 1'-0"



FUTURE BUILDING WEST ELEVATION
SCALE: 3/32" = 1'-0"



FUTURE BUILDING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



FUTURE BUILDING NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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21-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY alt

RECEIVED
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

imec design
CORP., INC.
6181 NW 107TH STREET, SUITE 11-24
MIAMI, FL 33156
JOSE A. MARTINEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA, LICENSE NO. 10000

SEAL
JOSE A. MARTINEZ, P.E.

PROJECT NAME AND ADDRESS:
OFFICE BUILDING
KING METAL RECYCLING
8800 NW 36 AVE. MIAMI, FL 33142
100 SOUTH MIAMI AVENUE, SUITE 11-24
MIAMI, FL 33136
JOSE A. MARTINEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA, LICENSE NO. 10000

REVISION NO.	DATE	BY
1	01-09-2011	
2	01-09-2011	

CHECKED BY: HC
DRAWN BY: OG
DATE: 08-25-2010

SHEET TITLE:
**FLOOR PLAN
& ELEVATIONS.**
DATE: 08-25-2010

SHEET NO.
A-6

32

RECEIVED
MIAMI-DADE COUNTY
PROJECT # 21-037
DATE: APR 04 2011
BY: JCL

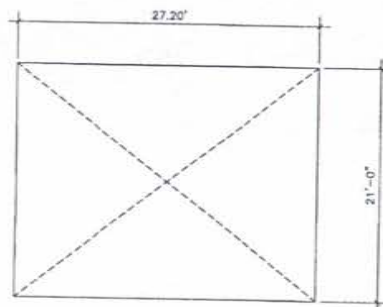
RECEIVED
21-037
APR 04 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AL

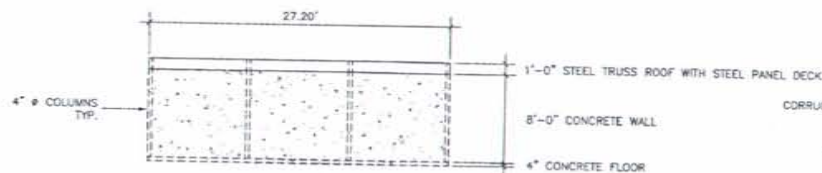
NOTE:

1) EXISTING BUILDING "F" WILL BE USED FOR STORAGE.

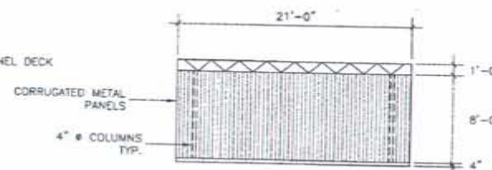


4" THICK CONCRETE FLOOR

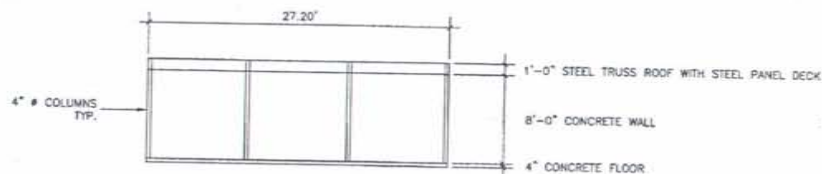
FLOOR PLAN BUILDING "F"



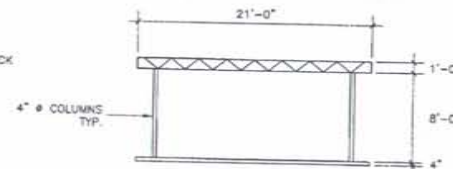
EAST ELEVATION BUILDING "F"



NORTH ELEVATION BUILDING "F"



WEST ELEVATION BUILDING "F"



SOUTH ELEVATION BUILDING "F"

RECEIVED
21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

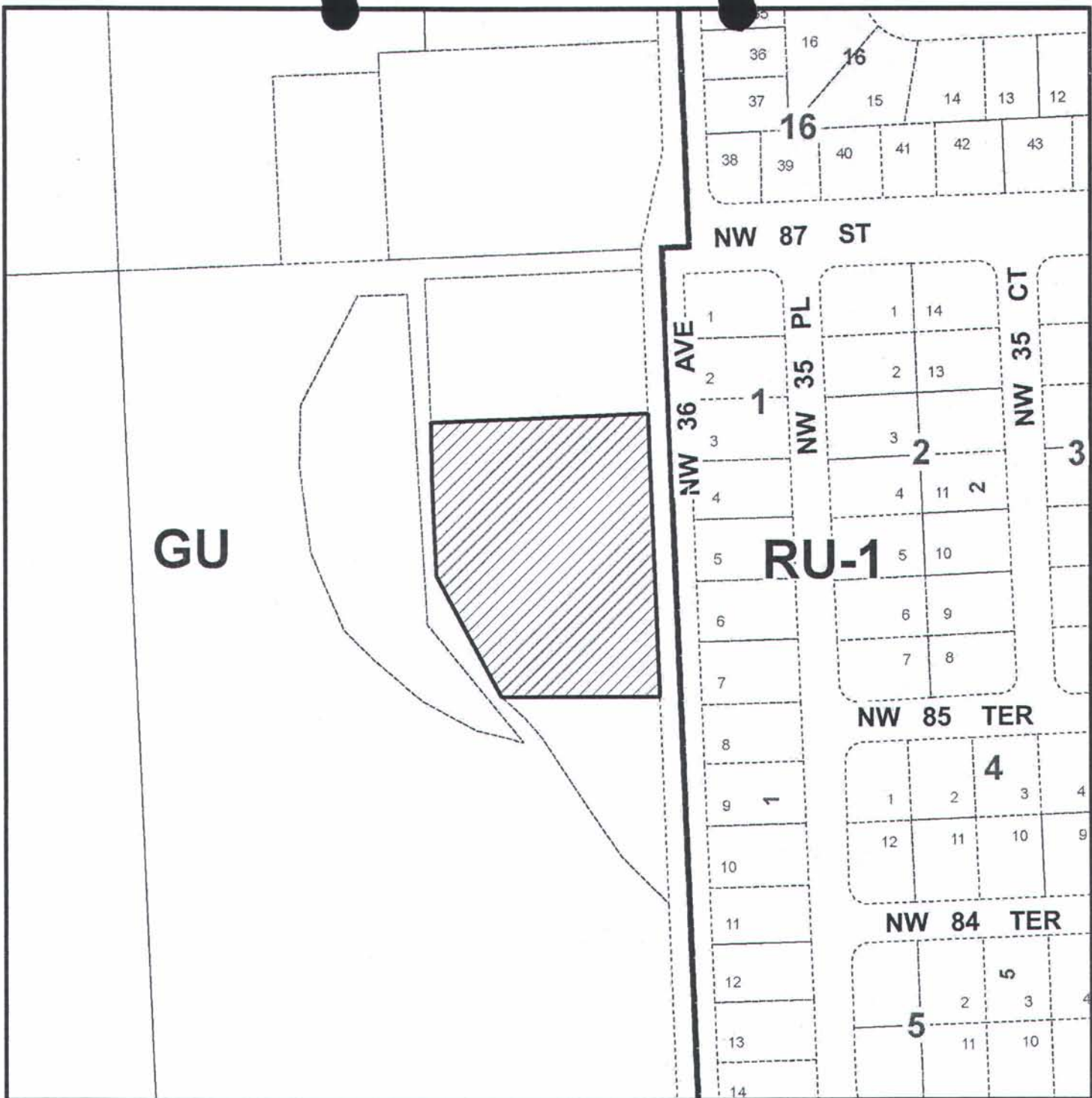
RECEIVED
21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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21-037
APR 04 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

A-7



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000037

Section: 09 Township: 53 Range: 41
 Applicant: KING METAL RECYCLING, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

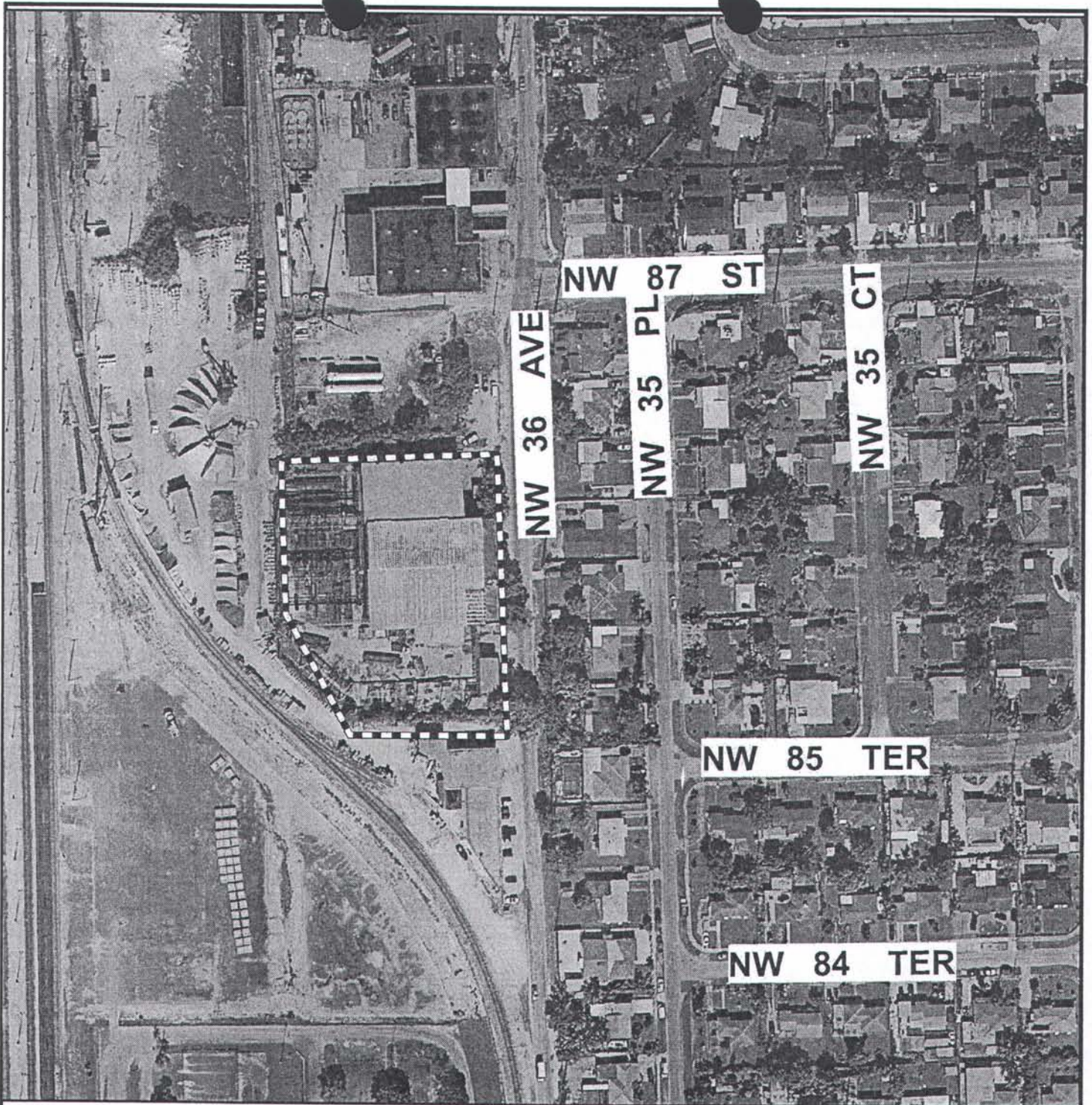
Legend

 Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

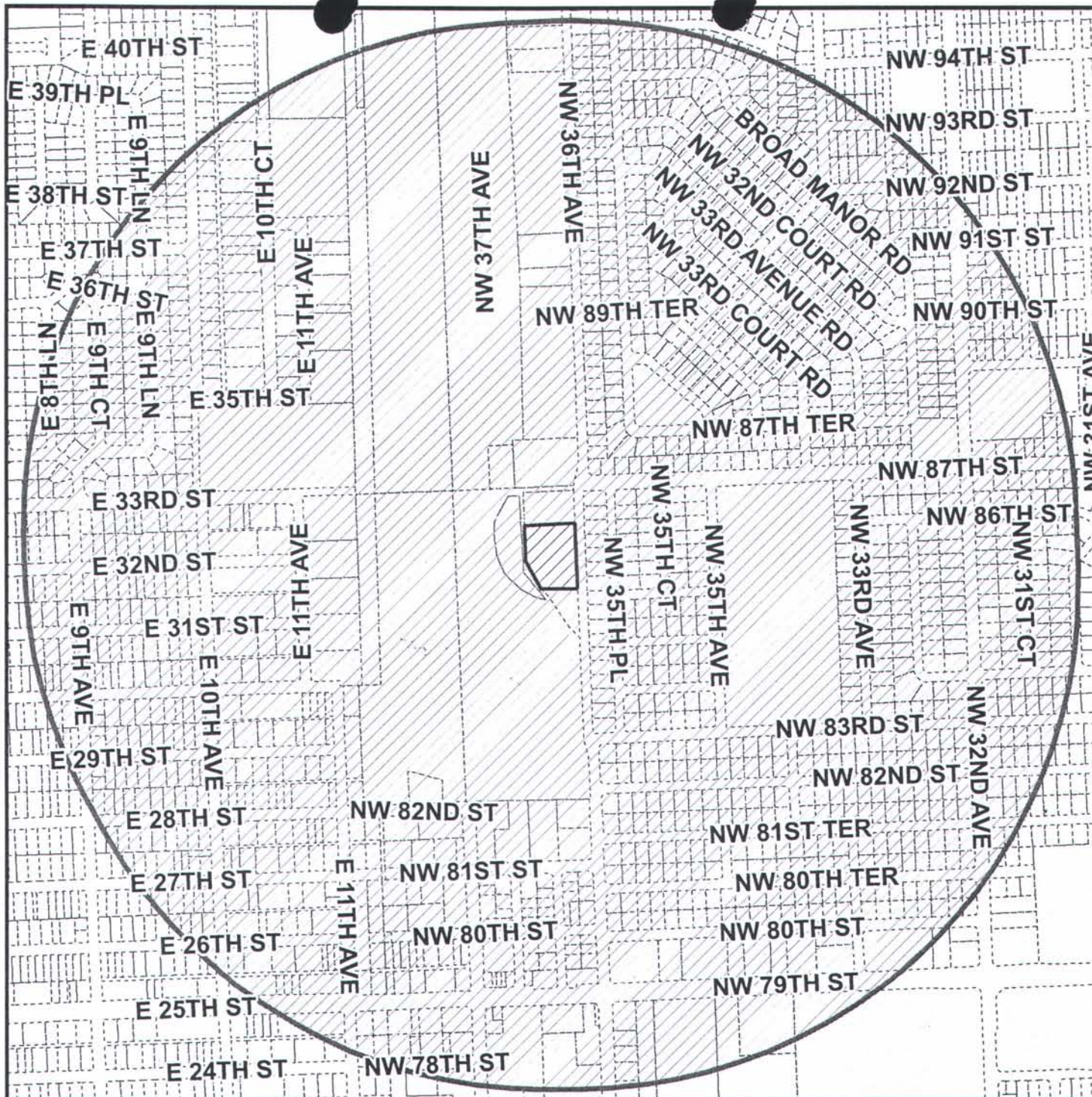
Legend

 Subject Property



SKETCH CREATED ON:

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
RADIUS MAP



Section: 09 Township: 53 Range: 41
 Applicant: KING METAL RECYCLING, LLC
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2011000037

RADIUS: 2640

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, April 7, 2011

REVISION	DATE	BY
		36

INDUSTRIAL AND OFFICE

(LDR)2.5-6DU/AC

NW 87 ST

NW 36 AVE

NW 35 PL

NW 35 CT

NW 85 TER

NW 84 TER

TERMINALS

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2011000037

Section: 09 Township: 53 Range: 41
Applicant: KING METAL RECYCLING, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON:

REVISION	DATE	BY

Memorandum

MIAMI-DADE
COUNTY

c-8

Date: May 25, 2011

To: Jorge Vital, Developmental Impact Committee Coordinator
Department of Planning and Zoning

From: James K. Loftus, Director
Miami-Dade Police Department

Subject: *JKL* Review - Developmental Impact Committee Zoning Application
Case: No. Z2011000037 - King Metal Recycling, LLC.

APPLICATION

The Applicant, the King Metal Recycling, LLC. is requesting a modification of the previously approved site plan approved by Resolution Number ZAB-35-61 and Resolution Number ZB-80-61. The subject property is located at 8600 NW 36 Avenue in Miami-Dade County, Florida.

The modification increases the office building structure from a single story to a two story building, construct a driveway entry, and allow an eight foot high wall at the front northeast and front southeast side of the property.

CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Northside District, located at 2950 NW 83 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application, and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. Current data of police staffing, population, and calls for service was examined and compared to any expected population growth and projected increases in calls for service. Based on this data, current staffing levels should accommodate any projected increase in the volume of calls for service. Should demand for police services increase beyond these calculations, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

The MDPD does not object to the proposed zoning modifications, but encourages developers to work with police during any future design and construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant William Gonzalez of the Departmental Coordination Section may be contacted at (305) 471-1775.

JKL/kh
Attachment

2011 AUG - 4 10:14
PLANNING AND ZONING
AGENDA OFFICE

King Metal Recycling-1/4mile selected crimes 2010

Z2011000037 Jan1-Dec31, 2010

Miami-Dade Police Department



Map Legend	
CDW Incidents (24)	
22	22S - Auto Theft Stolen (6)
32	32D - Domestic Assault (6)
32	32 - Assault (3)
29	29 - Robbery (2)
52	52 - Narcotics Investigation (2)
26	26R - Burglary Residential (1)
14	14 - Conduct Investigation (1)
54	54 - Fraud (1)
32	32A - Aggravated Assault (1)
54	54M - Major Fraud (1)

PLANNING AND ZONING
AGENDA OFFICE
2011 AUG - 4 A 10:15



This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server
Printed: 5/20/2011 2:04:59 PM



Miami-Dade Police Department

CDW INCIDENT REPORT

King Metal Recycling, Selected crimes Jan1-Dec31, 2010

Z2011000037 (oldZ2010000133)



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100107010369 MDPD: COUNTY	2010-01-07 20:34 THU.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3510 NW 83RD TER
PD100112016668 MDPD: COUNTY	2010-01-12 11:40 TUE.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES OTHER 8303 NW 37TH AVE
PD100115022148 MDPD: COUNTY	2010-01-15 23:16 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	32A - AGGRAVATED ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDGUN N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE UK
PD100214068270 MDPD: COUNTY	2010-02-14 21:21 SUN.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8606 NW 36TH AVE
PD100221077559 MDPD: COUNTY	2010-02-21 02:35 SUN.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED BATTERY N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES HIGHWAY/ROADWAY NW 84TH TER & NW 35TH AVE
PD100223081386 MDPD: COUNTY	2010-02-23 08:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT STOLEN: CAMERA / PHOTO EQUIPMENT	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3510 NW 85TH TER (RESIDENCE)
PD100225084255 MDPD: COUNTY	2010-02-25 13:49 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. OTHER	N.A. BLUNT OBJECT N.A.	N 0788	2 3	X-Y COORDINATES ST/ALLEY/SIDEWALK 87 ST NW 28 BLK (ROADWAY)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100301089690 MDPD: COUNTY	2010-02-25 21:20 THU.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	N 0736	2 4	X-Y COORDINATES PARKING LOT/GARAGE 8700 NW 36TH AVE (BRENNTAG)
PD100303092896 MDPD: COUNTY	2010-03-03 08:34 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3521 NW 83RD ST (SINGLE FAMILY HOUSE)
PD100329133182 MDPD: COUNTY	2010-03-28 16:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	N 0736	2 4	X-Y COORDINATES HIGHWAY/ROADWAY 8800 NW 36TH AVE (ROADSIDE)
PD100423171636 MDPD: COUNTY	2010-04-23 12:59 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	IDENTITY THEFT IDENTITY THEFT	N.A. OTHER N.A.	N 0736	2 4	X-Y COORDINATES RESIDENCE-SINGLE 3540 NW 87TH TER
PD100426176340 MDPD: COUNTY	2010-04-26 20:11 MON.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED BATTERY N/A - UNKNOWN	N.A. BLUNT OBJECT N.A.	N 0788	2 4	X-Y COORDINATES RESIDENCE-SINGLE 8400 NW 35TH PL
PD100520212779 MDPD: COUNTY	2010-05-17 12:00 MON.	ROBBERY OPEN / PENDING	29 - ROBBERY	PARKING LOT PARKING LOT	N.A. SIMULATED WEAPON STOLEN: MISCELLANEOUS STOLEN: CLOTHING / FUR STOLEN: COMPUTER EQUIPMENT	N 0788	2 3	X-Y COORDINATES PARKING LOT/GARAGE 8303 NW 37TH AVE (AMTRAK STATION PARKING LOT)
PD100613249305 MDPD: COUNTY	2010-06-13 08:57 SUN.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8303 NW 37TH AVE
PD100619258254 MDPD: COUNTY	2010-06-18 23:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8610 NW 35TH AVE (RESIDENCE)
PD100625267287 MDPD: COUNTY	2010-06-25 10:52 FRI.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8606 NW 36TH AVE

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100801321752 MDPD: COUNTY	2010-07-31 23:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	N 0736	2 4	X-Y COORDINATES RESIDENCE-SINGLE 8820 NW 35TH CT (RESIDENCE)
PD100812338148 MDPD: COUNTY	2010-08-12 15:04 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER EVIDENCE SEIZED: DRUG	N 0736	2 4	X-Y COORDINATES LAKE/WATERWAY 8731 NW 35TH CT (BROADMOOR PARK)
PD100909379436 MDPD: COUNTY	2010-09-09 16:47 THU.	ROBBERY OPEN / PENDING	29 - ROBBERY	DRIVEWAY DRIVEWAY	N.A. HANDGUN STOLEN: MISCELLANEOUS STOLEN: JEWELRY / PRECIOUS METALS	N 0736	2 4	X-Y COORDINATES RESIDENCE-SINGLE 3440 NW 87TH TER (RESIDENCE)
PD100929407711 MDPD: COUNTY	2010-09-28 20:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 3	X-Y COORDINATES HIGHWAY/ROADWAY 8611 NW 35TH CT (ROADSIDE)
PD101007420586 MDPD: COUNTY	2010-10-07 21:37 THU.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0736	2 4	X-Y COORDINATES RESIDENCE-SINGLE 3595 NW 89TH TER
PD101023443673 MDPD: COUNTY	2010-10-23 23:29 SAT.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED BATTERY N/A - UNKNOWN	N.A. KNIFE / CUTTING INSTRUMENT N.A.	N 0736	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8815 NW 35TH AVE RD
PD101117480183 MDPD: COUNTY	2010-11-17 16:12 WED.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3510 NW 83RD ST
PD101126493045 MDPD: COUNTY	2010-11-26 14:18 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	N 0788	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3535 NW 82ND ST

24 Total Incidents

King Metal Recycling-1/4mile selected crimes 2011

Z2011000037 Jan1-May 19, 2011

Miami-Dade Police Department



Map Legend	
CDW Incidents (12)	
52	52 - Narcotics Investigation (6)
28	28 - Vandalism (2)
32	32 - Assault (2)
32D	32D - Domestic Assault (2)

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server
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Miami-Dade Police Department

CDW INCIDENT REPORT

King Metal Recycling, Selected Crimes Jan1-May19, 2011

Z2011000037 (oldZ20100000133) 1/4 mile



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110111014887 MDPD: COUNTY	2011-01-11 11:25 TUE.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES RAIL TERMINAL 8303 NW 37TH AVE
PD110111014910 MDPD: COUNTY	2011-01-11 11:39 TUE.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES RAIL TERMINAL 8303 NW 37TH AVE
PD110112016079 MDPD: COUNTY	2011-01-12 08:38 WED.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES RAIL TERMINAL 8303 NW 37TH AVE
PD110112016359 MDPD: COUNTY	2011-01-12 11:45 WED.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES RAIL TERMINAL 8303 NW 37TH AVE
PD110131042600 MDPD: COUNTY	2011-01-31 10:29 MON.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	AGGRAVATED ASSAULT OTHER	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES PARKING LOT/GARAGE 8449 NW 36TH AVE (PARKING LOT)
PD110203047702 MDPD: COUNTY	2011-02-03 19:04 THU.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	N 0788	2 4	X-Y COORDINATES OTHER UNK DADE COUNTY
PD110220071773 MDPD: COUNTY	2011-02-20 14:02 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0736	2 3	X-Y COORDINATES RESIDENCE-SINGLE 3375 NW 87TH TER
PD110301084402 MDPD: COUNTY	2011-03-01 11:37 TUE.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES RAIL TERMINAL 8303 NW 37TH AVE
PD110302086479 MDPD: COUNTY	2011-03-02 16:57 WED.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0788	2 4	X-Y COORDINATES HIGHWAY/ROADWAY NW 91ST ST & NW 35TH CT
PD110311099420 MDPD: COUNTY	2011-03-11 10:26 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	N 0736	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8901 NW 35TH AVE RD

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110418156316 MDPD: COUNTY	2011-04-18 19:56 MON.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	N 0736	2 3	X-Y COORDINATES RESIDENCE-SINGLE 8820 NW 35TH CT
PD110430173496 MDPD: COUNTY	2011-04-30 12:06 SAT.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	N 0788	2 4	X-Y COORDINATES RESIDENCE-SINGLE 3511 NW 83RD ST (RES.)

12 Total Incidents

Memorandum

MIAMI-DADE
COUNTY

Date: August 23, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jack Kardys, Director
Park and Recreation Department

Subject: Blanket Concurrency Approval for Local Recreation Open Space

RECEIVED
2010 SEP - 3 12:23
PLANNING & ZONING
METROPOLITAN PLANNING SECT

Asst. Director Planning

This memorandum updates the blanket concurrency approval memo of October 1, 2009. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2011. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Deputy Director, Planning & Development, PARD
Maria Nardi, Chief, Planning and Research Division, PARD

RECEIVED

Aug 31 2010

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

201008314

Memorandum

MIAMI-DADE
COUNTY

Date: September 30, 2010

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2015-16 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2011), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment:

cc: Vicente Castro, Deputy Director, Operations
Paul Mauriello, Deputy Director, Operations (Designate)
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

2010 Local Recreation Open Space Level of Service

Park Benefit District	Unincorporated Population ⁽¹⁾ Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres ⁽²⁾	School Acres ⁽³⁾	Private Open Space Acres ⁽⁴⁾	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	369,030	1,014.83	1,005.65	299.82	110	1,415.47	400.64	139%
2	595,444	1,637.47	1,619.43	356.30	137	2,112.73	475.26	129%
3	149,463	411.02	526.78	96.62	17	640.40	229.38	156%
TOTAL	1,113,937	3,063.33	3,151.86	752.74	264	4,168.60	1,105.27	136%

Source: (1) Miami Dade Department of Planning and Zoning, June 2009

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2009

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2010-11 Through Fiscal Year 2018-26

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	
OCT. 1, 2010 TO SEPT. 30, 2011	1,565,000	182,029	137,000	45,029	1,911,394	149,000	1,762,394	1,775,219	231,000	1,544,219	250,000	767,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,565,000	45,029	45,029	0	1,762,394	240,971	1,521,423	1,544,219	231,000	1,313,219	250,000	767,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,565,000	0	0	0	1,521,423	286,000	1,235,423	1,313,219	231,000	1,082,219	250,000	767,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,565,000	0	0	0	1,235,423	286,000	949,423	1,082,219	231,000	851,219	250,000	767,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,565,000	0	0	0	949,423	286,000	663,423	851,219	231,000	620,219	250,000	767,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,565,000	0	0	0	663,423	383,500	279,923	620,219	383,500	236,719	0	767,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,565,000	0	0	0	279,923	279,923	0	236,719	231,000	5,719	0	510,923
OCT. 1, 2017 TO SEPT. 30, 2018	1,565,000	0	0	0	0	0	0	5,719	5,719	0	0	5,719
OCT. 1, 2018 TO SEPT. 30, 2019	1,565,000	0	0	0	0	0	0	0	0	0	0	0
OCT. 1, 2019 TO SEPT. 30, 2020	1,565,000	0	0	0	0	0	0	0	0	0	0	0
REMAINING YEARS				1			6			7		6

ANNUAL DISPOSAL RATE (In tons)

RESOURCES RECOVERY ASHFILL	137,000
SOUTH DADE LANDFILL	149,000
NORTH DADE LANDFILL	231,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	767,000

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI until further cells are constructed.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons. 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009 through June, 2010, and projected tons for August and September, 2010.

Memorandum

MIAMI-DADE
COUNTY

Date: September 15, 2010

To: Marc C. La Ferrier, Director
Department of Planning and Zoning

From: Harpal S. Kapoor, Director
Miami-Dade Transit

Subject: FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26th Street (Coral Way) from SW 137th Avenue to SW 153rd Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82nd Avenue, from NW 170th Street to NW 186th Street (Miami Gardens Drive); the segment west along NW 186th Street (Miami Gardens Drive) from NW 82nd Avenue to NW 87th Avenue; the segment north along NW 87th Avenue from NW 186th Street (Miami Gardens Drive) to NW 192nd Street; the segment east on NW 192nd Street from NW 87th Avenue to NW 82nd Avenue, and to complete the loop, the segment on NW 82nd Avenue from NW 192nd Street south to NW 186th Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107th Avenue from SW 56th Street (Miller Road) south to SW 72nd Street (Sunset Drive) and the segment along SW 117th Avenue from SW 72nd Street (Sunset Drive) south to SW 104th Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104th Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87th Avenue; along SW 87th Avenue from SW 104th Street (Killian Parkway) south to SW 128th Street; along SW 128th Street from SW 87th Avenue to SW 92nd Avenue; the segment from SW 92nd Avenue making a half loop, going east on to SW 129th Terrace to SW 89th Place and then south to SW 136th Street; the segment along SW 136th Street from SW 89th Place west

to SW 107th Avenue; the segment along SW 107th Avenue from SW 136th Street to SW 128th Street; the segment along SW 128th Street from SW 107th Avenue to SW 117th Avenue; the segment along SW 120 Street from SW 117th Avenue to SW 147th Avenue; the segment along SW 147th Avenue from SW 120th Street north to SW 112th Street; and, the segment along SW 112th Street from SW 147th Avenue east to SW 137th Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152nd Avenue, along SW 152nd Street from SW 152nd Avenue west to SW 162nd Avenue; then performing a loop around going north on SW 162nd Avenue to SW 144th Street and east on SW 144th Street to SW 160th Avenue and back south on SW 160th Avenue to SW 152nd Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean
Maria C. Batista

Memorandum

MIAMI-DADE
COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010